

RESIDENTIAL APPRAISAL MANUAL



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REAL ESTATE ECONOMISTS, APPRAISERS AND COUNSELORS

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Foreword

Roy Wenzlick Research Corp. is one of the few firms active in the field of real estate research and publishing. Roy Wenzlick & Co. has a large staff of experienced real estate appraisers operating nationally. Together the two companies are in a particularly advantageous position for the designing of an appraisal manual. Over the past 31 years the members of the appraisal staff have evolved techniques and practices based on actual experience in the field. These techniques and practices are continually being refined and adapted to current requirements. The Residential Appraisal Manual is based on this experience.

The Residential Appraisal Manual systematizes the science of real estate appraising as it applies to residential properties, and assists its user to become a more accurate and objective appraiser. The procedures suggested in this manual can be helpful to anyone appraising residential real estate. It will be particularly helpful to newcomers in the field and to the oldtimers who are called upon to make appraisals. The Wenzlick system offers a high degree of completeness and accuracy in a minimum amount of time.

The techniques contained in this manual are meant to assist the appraiser in substantiating his judgment. The reader is urged to study the preliminary text material carefully before applying the system. An understanding of the fundamental premises underlying the recommended procedures will increase the accuracy of the user.

There is an absence of exhaustive theoretical discourses on real estate appraising. This volume is not intended to cover ground so ably handled by many textbooks on the subject. As a practical matter, definite stands have had to be taken on a number of controversial aspects of the appraisal field. In so doing we have adopted the viewpoint most logically defended in actual practice.

The Wenzlick Residential Appraisal Manual is essentially a building cost manual. In the appendix are local multipliers to be used in correcting these costs for various cities. Where changes in overall cost levels require correction of the costs shown in the manual, corrective factors are included in the local multiplier index number.



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CHAPTER I

Filling In The Appraisal Form

The procedures recommended in this manual are designed to enable the appraiser to cover a maximum amount of ground with a minimum effort. Consequently, use has been made of a number of short-cuts which, while they are time-saving features, should also serve to maintain accuracy, or perhaps increase it. The key to proper use of the system is the appraisal work sheet form, which has been specifically designed for the purpose.

This form, a copy of which will be found on pages 3, 4, 5, and 6, boils down the basic information which the appraiser needs to consider before a residential property can be properly evaluated. The use of this form will direct the appraiser's attention to all the important factors which should be considered. The difference between a good appraisal and a mediocre one is often a matter of alert observation on the site, supplemented by a few hours' investigation thereafter.

CHECK LIST SYSTEM

In order to conserve time and space and to provide a more uniform analysis, the Wenzlick Residential Appraisal Form makes use of the check list system. In a majority of categories the appraiser can assemble the basic data by checking the appropriate box under each heading. While practically all possibilities for normal type residential construction have been included, spaces have been left for the unusual items which occur from time to time. In the case of very unusual properties, the check list form can be supplemented by additional notes.

TERMINOLOGY

The terminology used on the printed form is based on what is considered to be general usage throughout the country. It is realized that some items of construction are called by different names in various parts of the country. Where the user finds a term on the form that is unfamiliar to him, clarification can usually be obtained by checking with a building material dealer or an architect. Users are invited to write directly to the Wenzlick organization should they be unable to obtain clarification in this manner.

ARRANGEMENT OF APPRAISAL FORM

The form has been arranged for maximum convenience as well as complete utilization of the available space. Inasmuch as the buildings on the average residential property constitute the major portion of value, one entire page has been devoted to building detail. The front page of the form provides for a summary of the value estimate, and also prescribes the general limiting conditions. If the appraiser wishes to include a photograph of the subject property, this can be affixed to the lower portion of the first page of the form. The second page covers neighborhood data, lot information, and computation of the land value. A grid pattern is also included on page 2 for a sketch of the property. The back page of the form has been devoted to the market data approach, and to more extensive notes or comments which the appraiser may wish to include.

NEIGHBORHOOD INFORMATION

As any experienced appraiser knows, a great deal can be written on the subject of the neighborhood. Furthermore, many of the things an appraiser sees as he studies a particular neighborhood, items which influence him in placing a value on the land, cannot be recorded on any sort of practical basis. In the appraisal form recommended in this manual, consid-

eration is restricted to some of the more obvious features that determine the quality of a neighborhood. Generally speaking, in this category are accessibility to the various amenities that add to personal well-being, the type of influence wielded by surrounding real estate development, the age of the homes in the neighborhood, and the attitude toward property maintenance.

Specific questions on all of these items except the last are included on the printed form. The listing of information as to property owners' attitude toward real estate maintenance and also the appraiser's viewpoint of the general standing of the neighborhood within the community can be covered or not at the discretion of the appraiser and, if included, can be described under the heading "Remarks."

LOT INFORMATION

There is little that need be said about filling out the section of the form having to do with lot information. The form has been designed so that those appraisers operating in a metropolitan area having many incorporated municipalities can indicate the community in which the subject property is located. Those appraisers operating in communities where only one city corporation exists can, if they wish, ignore this blank. Under "Topographical Features" it is helpful for the appraiser to describe the slope of the land, if any, the direction of the slope and, if possible, the differential in level that exists on the subject property. Should the appraiser wish to go into additional detail on landscaping, he may list the approximate number of the various types of trees and shrubs.

SKETCH OF PROPERTY

At the bottom of page 4 the appraisal form includes a place for sketching the lot, together with improvements thereon. The grid pattern is so designed that the average house and lot can be diagramed to scale, utilizing each of the small boxes (approximately 1/10" square) as the equivalent of 2 feet. In some instances the appraiser may wish to diagram only the improvements, or perhaps the improvements to one side of the grid pattern at one scale, and the lot to the other at a greatly reduced scale. The sample appraisals contained in the appendix indicate one of the ways in which property diagrams can be handled. The appraiser is cautioned to mark each section of the building as to its story height, use (porch, residence, garage, etc.), and basic material (frame, brick, etc.) Many appraisers deem it sufficient to dimension the buildings to the nearest foot. The appraiser can develop his own system, depending on the degree of accuracy which he feels is required. A tape, calibrated in tenths rather than in feet and inches, can prove a time-saving device.

BUILDING INFORMATION

The page covering building information is divided into six basic sections: a general description of the improvements, exterior detail, interior detail, mechanical detail, age and condition information, and information on garage and accessory buildings.

While the check list portion of the form covers practically every item of consequence concerning the building, it seems advisable to provide space also for a general description of the house, its construction and layout. Different appraisers will wish to use this space in different ways. The type of description used by appraisers in the Wenzlick organization reads somewhat as follows:

A one-story and basement brick ranch-type residence with frame interior, containing living room, dining room, kitchen, three bedrooms, bath, and lavatory on the first floor, with a recreation room and lavatory in the basement.

Or, perhaps:

A two-story without basement frame residence, of Colonial style architecture, containing an entry hall, living room, dining room, kitchen, and lavatory on the first floor, with three bedrooms and bath on the second. There is a pull-down stairway to an unfinished attic.

(cont. on page 7)

RESIDENTIAL APPRAISAL REPORT

Address of Appraised Property: _____

Owner's Name: _____

Appraisal Made for: _____

Date: _____ Appraiser: _____

APPRAISAL SUMMARY

APPRAISED VALUE - LAND	_____	\$	_____
APPRAISED VALUE - IMPROVEMENTS	_____	\$	_____
PRESENT-DAY MARKET VALUE OF PROPERTY	_____	\$	_____

The value shown in this appraisal is market value, defined as: "... the highest price estimated in terms of money that a willing and well-informed buyer would be warranted in paying and a willing and equally well-informed seller justified in accepting for a property if placed on the market for a reasonable period of time; with both parties acting free of compulsion or duress and with all rights or benefits inherent in or attributable to the property included in said value."

The value of the property is expressed in dollars on the date above specified and is subject to any future changes which may occur in the value of the dollar.

All information and comments concerning the location, neighborhood, trends, construction quality and costs, obsolescence, condition, rents, or any other data of the property appraised herein represent the estimates and opinions of the appraiser, formed after an examination and study of the property.

While it is believed the information, estimates, and analyses given and the opinions and conclusions drawn therefrom are correct, the appraiser does not guarantee them and assumes no liability for any errors in fact, in analysis, or in judgment. No attempt has been made to render an opinion of title or of the status of easements or of any other matter of a legal character.

This appraisal represents the independent opinion of the appraiser free from any commitments and free from any present or expected future interest in the property, with the sole compensation for the employment being a fair professional fee.

The Wenzlick residential appraisal form can be obtained in quantity, prices available on request. The forms can be secured blank or imprinted with the user's name and address. For further information write Roy Wenzlick Research Corp., 706 Chestnut Street, St. Louis 1, Missouri.

Neighborhood Information

Public transportation in walking distance: ☐ Yes ☐ No

Schools:

Churches:

Distance from: Neighborhood stores _____ Buying center _____ Downtown district _____

Types of real estate nearby: ☐ Institutional ☐ Residential ☐ Commercial

☐ Industrial ☐ Vacant ☐ Farm

Estimated ages of buildings nearby:

Adverse influences: ☐ No ☐ Yes; describe

Zoning:

Remarks:

Lot Information

Municipality or twp. _____ School District _____ Subdivision _____

Lot no. _____ Block no. _____ Size: _____ x _____ Area: _____

Shape: ☐ Rectangular ☐ Irregular

Topographical features:

Landscaping: ☐ Extensive ☐ Average ☐ None

Street: ☐ Concrete ☐ Asphalt or macadam ☐ Gravel

Other features: ☐ Alley ☐ Sidewalks ☐ Water ☐ Elect. ☐ Gas ☐ Sewers

Remarks:

Land Value

A parcel of ground with _____ ft. frontage @ \$ _____ per front foot =

(or) _____ acres of area @ \$ _____ per acre =

APPRAISED VALUE - LAND

BUILDING INFORMATION

DESCRIPTION OF IMPROVEMENTS

[illegible]

Evaluation Of Improvements

YARD IMPROVEMENTS

Walks _____	sq. ft. @ \$ _____	= \$ _____
Drives _____	sq. ft. @ \$ _____	= \$ _____
Fences or walls _____	lin. ft. @ \$ _____	= \$ _____
Patio or barbecue _____	@ \$ _____	= \$ _____
Landscaping _____	@ \$ _____	= \$ _____
Other _____		\$ _____

Replacement Cost New - Yard Improvements	\$
--	----

BUILDINGS

Quality	Sty. ht.
---------	----------

House: Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Garage: Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Other: Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Porch: Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____

Total Replacement Cost New - Buildings	\$
--	----

TOTAL REPLACEMENT COST NEW (Bldgs. + Yard Improvements) \$_____

DEPRECIATION: Physical depreciation _____% \$_____

Functional obsolescence _____¢ \$_____

Economic obsolescence _____ % \$ _____

Less Total Depreciation \$

Market Data

APPRAISED VALUE - IMPROVEMENTS \$_____

Assessment: Land \$ _____ Bldgs. \$ _____ Total \$ _____ + est. assessment ratio _____ = \$ _____

Former sale of subject property: Date _____ Indicated price \$ _____ x Wenzlick multiplier _____ = \$ _____

Date _____ Indicated price \$ _____ x Wenzlick multiplier _____ = \$ _____

Comparable sales data: Address _____ Date _____ Ind. price \$ _____ x multiplier _____ = \$ _____

Variation from subject property: _____

Address	Date	Ind. price \$	x multiplier	= \$
---------	------	---------------	--------------	------

Variation from subject property:

Address	Date	Ind. price \$	x multiplier	= \$
---------	------	---------------	--------------	------

Variation from subject property:

VALUE ESTIMATE FROM THE MARKET DATA APPROACH 16

Additional Notes

Users of this form could, if they wish, include a brief description of the condition of the property, setting of the improvements with regard to the lot, the presence of an attached or detached garage, etc. In some cases appraisers may wish to note in this space whether or not the property is vacant, owner occupied, or tenant occupied and, if the latter, the amount of the monthly rental.

EXTERIOR DETAIL

The data contained in this section on exterior detail are entirely of a check list nature. Unless the appraiser encounters a very unusual item of construction not covered on the printed list, the only item which would require other than a check mark would be the number of lineal feet of dormers, this assuming, of course, that the building has dormers. Should a house include more than one type of construction, the appraiser can signify this fact by checking each of the types found, including, if he wishes, an indication as to the amount of each type in either percentage or square footage. Barring this eventuality, the only classification needing more than one check is windows. In this case the material out of which the windows are made is entered, as well as the type of windows, i. e., double hung - frame, casement - metal, etc. In the case of a home having self-storing combination screens and storm sash, the appraiser can either check the box opposite combination, or he may, if he wishes, check all three boxes - screens, storm sash, and combination.

INTERIOR DETAIL

The section covering interior detail is designed to give the appraiser and his client a detailed room-by-room review of the interior finish and detail of construction. Across the top are listed the types of rooms that might be expected to occur on each floor of the house. Only in rare instances will the appraiser encounter all the rooms which are listed on the form, although in some instances he may encounter a room not listed on the form. Extra spaces have been allowed for each of the floors to cover these cases. While appraisers may wish to vary their use of this section, it is contemplated that a check or X mark would be placed opposite the detail of construction as it occurs by rooms.

For instance, if there are ceramic tile wainscots in the baths on the first and second floor, an X would be placed in the box below the bath heading on each floor and opposite "Walls - ceramic tile." In the case of the last item in this section, the appraiser may wish to indicate the number of closets in those rooms having them by placing a digit rather than a check mark in the appropriate boxes.

MECHANICAL DETAIL

Information on the mechanical aspects of the property can also be handled almost entirely by check mark. A few write-in pieces of information are asked for where they are encountered, such as the number of tons of air-conditioning (only built-in air-conditioning is usually considered), the capacity of the hot water heater, and the number of fireplaces. In the plumbing category, numerals should be used rather than check marks to indicate the number of baths, lavatories or extra fixtures that have been found in the subject property. To avoid confusion, it should be pointed out that the term lavatory as used here indicates a room with two plumbing fixtures. Sometimes this term is confused with the number of wash stands which, in general parlance, are also called lavatories.

With regard to the "Miscellaneous" category, only a few basic items have been included. However, space has been left to enable the appraiser to jot down any other items of this nature which he deems important from a value standpoint.

AGE AND CONDITION

The handling of the information included in the "Age and Condition" section of the form requires more consideration and special handling than perhaps any other item. The general topic of depreciation and obsolescence will be covered at greater length in a later section. The notes given here refer only to the mechanics of filling out the form. Obviously, wherever possible, the date that the building was erected should be placed in the

blank opposite "Year Built." If major portions of the structure have been added at various times, the various years can be entered and further explanation made under the "Notes" column. The information on remodeling contemplates major overall or structural change. Where such work has been done, the appraiser should estimate to the best of his ability what percent of the overall structure has been affected by the remodeling. Here, again, if the appraiser wishes to do so he can explain further in the "Notes" section or on a separate sheet of paper.

The remainder of the "Age and Condition" section consists of a condition table designed to aid the appraiser in assigning an overall average condition (for its age) to the subject building. The letters at the head of the five columns stand for excellent, good, average, fair, and poor. By considering the condition of each feature of construction the appraiser will be better able to select an overall depreciation rate. As will be pointed out in the section on depreciation, the grade given a structure with regard to its condition then ties in with a depreciation table applicable specifically to that condition category.

As a word of caution, the user of this manual must keep in mind that this gradation applies only to condition and not to the structural quality. Too often these two aspects of the appraisal process are confused.

GARAGE AND ACCESSORY BUILDINGS

The user will note that in the case of garages and accessory buildings additional written-in detail is required. This is necessary to conserve space, and is permissible in view of the minor nature of most garages and accessory buildings. Only brief notes are necessary in this instance. It is sufficient, for instance, to note that the walls are frame, brick, concrete block, etc.; that the floor is dirt or concrete; that the roof is roll, asphalt shingle; that the doors are overhead or swinging, etc. Unless the garage or accessory building is of very unusual and expensive construction, the barest of information will suffice for proper pricing. The outside dimensions of the garage or accessory building are the most important factor. It should be noted that the form contemplates that all construction of this type is one-story without basement. If it should be a multistory structure, or if the basement is included, special note should be made of this fact. Such items as automatic door openers, heat, water, interior finish, etc., can be noted in the blank space below the "Dimensions" line.

EVALUATION OF IMPROVEMENTS

Also contained on the appraisal form on page 6 is a section to be used for the evaluation of the improvements. Inasmuch as the pricing and depreciation process is considered at length in a following section, it will only be discussed here from the standpoint of the filling out of the form. The only item included in this section which is usually filled out at the site is that concerned with yard improvements. If it is the appraiser's practice to draw a diagram sketch showing all walks, drives, fences, walls, etc., then even this item may be handled at the time the computations are made. Otherwise notes should be taken as to the number of square feet of walks and driveways, the number of lineal feet of fences and walls, the description and estimated overall cost of barbecue pits, landscaping, etc. Some of these items, such as barbecue pits and landscaping, are difficult to price and must, in many instances, be given a heavily depreciated value because of overinvestment. The owner's statement of cost, where available, however, can be of assistance in pricing these items.

STORY HEIGHTS: In determining story height the prime consideration is the usable space on each floor. The addition of the long shed dormers across the front of a 1½-story house will most frequently cause this dwelling to be described as a 1-3/4-story house. By the same token, the addition of several large dormers to a 1-3/4-story house will make this type in effect a 2-story house. The thing to remember is the proportion of usable floor area (7' 6"

ceiling height or better) on the floor under consideration. A good rule of thumb to determine fractional stories is:

- 1 finished room on 2nd floor 1-1/4-story
- 2 finished rooms on 2nd floor 1-1/2-story
- 3 or more finished rooms on 2nd floor 1-3/4-story

Attention must be given to the roof pitch on houses with fractional story heights. If the roof pitch on a so-called story and a half house is so shallow that only a small portion (33-1/3% or less) of the area has a ceiling height of 7' 6" or more, then the structure must be considered as a 1-1/4-story. Of course, the addition of dormers may very well bring such a structure up to the 1 1/2-story category. The following pictures may help to indicate the correct handling of some of the more common story height problems.



1-Story



1-1/4-Story



1-1/4-Story



1-1/2-Story



1-1/2-Story



1-3/4-Story



1-3/4-Story



2-Story



2-Story



2-Story



2-1/2-Story



2-1/2-Story

CHAPTER II

Land Valuation

It has been said that real estate appraising is largely a matter of judgment. There is no phase of the subject where this is more evident than in land valuation. If the subject property is located in a newly developed area where land has recently sold or is being sold, the appraiser has concrete evidence as to land values. More often than not, however, he will be considering properties in built-up areas where there have been no vacant land sales for many years. In these instances he must rely on his judgment in comparing the type of improvements to be found in the subject block to those in a block where land values are a known quantity.

COST OF STREET IMPROVEMENTS

In devoting his attention to the subject of improvements the appraiser must consider two definitions of the word. The first is the matter of street improvements, that is, paving, utilities, sidewalks, sewers, etc. The second has reference to the homes on the block. While residential sites will, on occasion, sell for less than the cost of putting in the street improvements, it is more likely that the cost of such improvements would constitute a minimum value. Based on the cost levels contained in this manual, the cost* of various type improvements per lineal foot has been found to average about as follows:

26-foot paving (including 4" lip), concrete . .	\$10.10
20-foot paving (including 4" lip), concrete . .	7.75
20-foot paving, asphalt	4.50
Concrete curbs and gutters	2.50
Concrete sidewalks, 5 feet wide (ea. side) . .	2.50
Sanitary sewers, 8"	2.00
Storm sewers, 10"	2.00
Gas	2.00-\$3.00
Water, 6" main	2.75- 3.75†

† Depending on length of run

These figures are exclusive of any initial value of the raw land. While it may not be necessary for the appraiser to actually evaluate the street improvements on the subject property, it is well to keep them in mind for comparative purposes.

QUALITY OF HOMES IN THE BLOCK

The second application of the word improvements in judging residential land refers to the type of homes in the block. The original quality of the homes, their age, degree of maintenance, setting as to size lot, terrain, etc., all have an important bearing on lot values. Here, again, it is well for the appraiser to compare these aspects of the subject property to those of a block or blocks where land values are known. Previous appraisals of improved properties may be helpful in this regard, although greatest accuracy will be achieved by using as a norm, blocks where vacant land has recently changed hands.

ASSIGNING FRONT FOOT VALUE

Considering those factors mentioned in foregoing paragraphs, the appraiser should assign a front foot value to the subject block. (Where acreage is involved, it may prove advisable to evaluate the land on an acreage basis.) In assigning a front foot value, the appraiser should utilize the standard depth system. This standard depth may be determined by the average depth of lots now being sold, or it may prove wise to utilize a single standard depth, using a depth table for computing variations from the standard. Such a depth table,

(cont. on bottom of page 13)

*These cost figures for street improvements can be converted by using the local multipliers shown in the appendix.

TABLE 1
Depth Values 125' Unit Base

Base value for 125' depth	0' to 9'	10' to 14'	15' to 19'	20' to 24'	25' to 29'	30' to 34'	35' to 39'	40' to 44'	45' to 49'	50' to 54'	55' to 59'	60' to 64'	65' to 69'	70' to 74'	75' to 79'	80' to 84'	85' to 89'	90' to 94'	95' to 99'	100' to 104'
\$ 1	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.50	0.55	0.60	0.65	0.65	0.70	0.70	0.75	0.80	0.80	0.85	0.90	0.90
2	0.45	0.55	0.60	0.70	0.80	0.85	0.95	1.00	1.10	1.20	1.25	1.30	1.40	1.45	1.50	1.55	1.60	1.70	1.75	1.80
3	0.65	0.80	0.95	1.05	1.15	1.30	1.40	1.55	1.65	1.80	1.90	2.00	2.05	2.15	2.25	2.35	2.45	2.50	2.60	2.70
4	0.90	1.10	1.25	1.40	1.55	1.70	1.90	2.05	2.20	2.35	2.50	2.65	2.75	2.90	3.00	3.10	3.25	3.35	3.50	3.60
5	1.10	1.35	1.55	1.75	1.95	2.15	2.35	2.55	2.75	2.95	3.15	3.30	3.45	3.60	3.75	3.90	4.05	4.20	4.35	4.50
6	1.30	1.60	1.85	2.10	2.35	2.60	2.80	3.05	3.30	3.55	3.80	3.95	4.15	4.30	4.50	4.70	4.85	5.05	5.20	5.40
7	1.55	1.90	2.15	2.45	2.75	3.00	3.30	3.55	3.85	4.15	4.40	4.60	4.85	5.05	5.25	5.45	5.65	5.90	6.10	6.30
8	1.75	2.15	2.50	2.80	3.10	3.45	3.75	4.10	4.40	4.70	5.05	5.30	5.50	5.75	6.00	6.25	6.50	6.70	6.95	7.20
9	2.00	2.45	2.80	3.15	3.50	3.90	4.25	4.60	4.95	5.30	5.65	5.95	6.20	6.50	6.75	7.00	7.30	7.55	7.85	8.10
10	2.20	2.70	3.10	3.50	3.90	4.30	4.70	5.10	5.50	5.90	6.30	6.60	6.90	7.20	7.50	7.80	8.10	8.40	8.70	9.00
11	2.40	3.00	3.40	3.90	4.30	4.70	5.20	5.60	6.10	6.50	7.00	7.30	7.60	7.90	8.30	8.60	8.90	9.20	9.60	9.90
12	2.60	3.20	3.70	4.20	4.70	5.20	5.65	6.10	6.60	7.10	7.60	7.90	8.30	8.60	9.00	9.40	9.70	10.10	10.40	10.80
13	2.90	3.50	4.00	4.60	5.10	5.60	6.10	6.60	7.20	7.70	8.20	8.60	9.00	9.40	9.80	10.10	10.50	10.90	11.30	11.70
14	3.10	3.80	4.30	4.90	5.50	6.00	6.60	7.10	7.70	8.30	8.80	9.20	9.70	10.10	10.50	10.90	11.30	11.80	12.20	12.60
15	3.30	4.00	4.70	5.30	5.90	6.50	7.10	7.70	8.30	8.90	9.50	9.90	10.40	10.80	11.30	11.70	12.20	12.60	13.10	13.50
16	3.50	4.30	5.00	5.60	6.20	6.90	7.50	8.20	8.80	9.40	10.10	10.60	11.00	11.50	12.00	12.50	13.00	13.40	13.90	14.40
17	3.70	4.60	5.30	6.00	6.60	7.30	8.00	8.70	9.40	10.00	10.70	11.20	11.70	12.20	12.80	13.30	13.80	14.30	14.80	15.30
18	4.00	4.90	5.60	6.30	7.00	7.70	8.50	9.20	9.90	10.60	11.30	11.90	12.40	13.00	13.50	14.00	14.60	15.10	15.70	16.20
19	4.20	5.10	5.90	6.70	7.40	8.20	8.90	9.70	10.50	11.20	12.00	12.50	13.10	13.70	14.30	14.80	15.40	16.00	16.50	17.10
20	4.40	5.40	6.20	7.00	7.80	8.60	9.40	10.20	11.00	11.80	12.60	13.20	13.80	14.40	15.00	15.60	16.20	16.80	17.40	18.00
21	4.60	5.70	6.50	7.40	8.20	9.00	9.90	10.70	11.60	12.40	13.20	13.90	14.50	15.10	15.80	16.40	17.00	17.60	18.30	18.90
22	4.80	5.90	6.80	7.70	8.60	9.50	10.30	11.20	12.10	13.00	13.90	14.50	15.20	15.80	16.50	17.20	17.80	18.50	19.10	19.80
23	5.10	6.20	7.10	8.10	9.00	9.90	10.80	11.70	12.70	13.60	14.50	15.20	15.90	16.60	17.30	17.90	18.60	19.30	20.00	20.70
24	5.30	6.50	7.40	8.40	9.40	10.30	11.30	12.20	13.20	14.20	15.10	15.80	16.60	17.30	18.00	18.70	19.40	20.20	20.90	21.60
25	5.50	6.80	7.80	8.80	9.80	10.80	11.80	12.80	13.80	14.80	15.80	16.50	17.30	18.00	18.80	19.50	20.30	21.00	21.80	22.50
30	6.60	8.10	9.30	10.50	11.70	12.90	14.10	15.30	16.50	17.70	18.90	19.80	20.70	21.60	22.50	23.40	24.30	25.20	26.10	27.00
35	7.70	9.50	10.90	12.30	13.70	15.10	16.50	17.90	19.30	20.70	22.10	23.10	24.20	25.20	26.30	27.30	28.40	29.40	30.50	31.50
40	8.80	10.80	12.40	14.00	15.60	17.20	18.80	20.40	22.00	23.60	25.20	26.40	27.60	28.80	30.00	31.20	32.40	33.60	34.80	36.00
45	9.90	12.20	14.00	15.80	17.60	19.40	21.20	23.00	24.80	26.60	28.40	29.70	31.10	32.40	33.80	35.10	36.50	37.80	39.20	40.50
50	11.00	13.50	15.50	17.50	19.50	21.50	23.50	25.50	27.50	29.50	31.50	33.00	34.50	36.00	37.50	39.00	40.50	42.00	43.50	45.00
60	13.20	16.20	18.60	21.00	23.40	25.80	28.20	30.60	33.00	35.40	37.80	39.60	41.40	43.20	45.00	46.80	48.60	50.40	52.20	54.00
70	15.40	18.90	21.70	24.50	27.30	30.10	32.90	35.70	38.50	41.30	44.10	46.20	48.30	50.40	52.50	54.60	56.70	58.80	60.90	63.00
80	17.60	21.60	24.80	28.00	31.20	34.40	37.60	40.80	44.00	47.20	50.40	52.80	55.20	57.60	60.00	62.40	64.80	67.20	69.60	72.00
90	19.80	24.30	27.90	31.50	35.10	38.70	42.30	45.90	49.50	53.10	56.70	59.40	62.10	64.80	67.50	70.20	72.90	75.60	78.30	81.00
100	22.00	27.00	31.00	35.00	39.00	43.00	47.00	51.00	55.00	59.00	63.00	66.00	69.00	72.00	75.00	78.00	81.00	84.00	87.00	90.00
110	24.20	29.70	34.10	38.50	42.90	47.30	51.70	56.10	60.50	64.90	69.30	72.60	75.90	79.20	82.50	85.80	89.10	92.40	95.70	99.00
120	26.40	32.40	37.20	42.00	46.80	51.60	56.40	61.20	66.00	70.80	75.60	79.20	82.80	86.40	90.00	93.60	97.20	100.80	104.40	108.00
130	28.60	35.10	40.30	45.50	50.70	55.90	61.10	66.30	71.50	76.70	81.90	85.80	89.70	93.60	97.50	101.40	105.30	109.20	113.10	117.00
140	30.80	37.80	43.40	49.00	54.60	60.20	65.80	71.40	77.00	82.60	88.20	92.40	96.60	100.80	105.00	109.20	113.40	117.60	121.80	126.00
150	33.00	40.50	46.50	52.50	58.50	64.50	70.50	76.50	82.50	88.50	94.50	99.00	103.50	108.00	112.50	117.00	121.50	126.00	130.50	135.00
160	35.20	43.20	49.60	56.00	62.40	68.80	75.20	81.60	88.00	94.40	100.80	105.60	110.40	115.20	120.00	124.80	129.60	134.40	139.20	144.00
170	37.40	45.90	52.70	59.50	66.30	73.10	79.90	86.70	93.50	100.30	107.10	112.20	117.30	122.40	127.50	132.60	137.70	142.80	147.90	153.00
180	39.60	48.60	55.80	63.00	70.20	77.40	84.60	91.80	99.00	106.20	113.40	118.80	124.20	129.60	135.00	140.40	145.80	151.20	156.60	162.00
190	41.80	51.30	58.90	66.50	74.10	81.70	89.30	96.90	104.50	112.10	119.70	125.40	131.10	136.80	142.50	148.20	153.90	159.60	165.30	171.00
200	44.00	54.00	62.00	70.00	78.00	86.00	94.00	102.00	110.00	118.00	126.00	132.00	138.00	144.00	150.00	156.00	162.00	168.00	174.00	180.00
210	46.20	56.70	65.10	73.50	81.90	90.30	98.70	107.10	115.50	123.90	132.30	138.60	144.90	151.20	157.50	163.80	170.10	176.40	182.70	189.00
220	48.40	59.40	68.20	77.00	85.80	94.60	103.40	112.20	121.00	129.80	138.60	145.20	151.80	158.40	165.00	171.60	178.20	184.80	191.40	198.00
230	50.60	62.10	71.30	80.50	89.70	98.90	108.10	117.30	126.50	135.70	144.90	151.80	158.70	165.60	172.50	179.40	186.30	193.20	200.10	207.00
240	52.80	64.80	74.40	84.00	93.60	103.20	112.80	122.40	132.00	141.60	151.20	158.40	165.60	172.80	180.00	187.20	194.40	201.60	208.80	216.00
250	55.00	67.50	77.50	87.50	97.50	107.50	117.50	127.50	137.50	147.50	157.50	165.00	172.50	180.00	187.50	195.00	202.50	210.00	217.50	225.00

Depth Values 125' Unit Base

Base value for 125' depth	105' to 109'	110' to 114'	115' to 119'	120' to 129'	130' to 139'	140' to 149'	150' to 159'	160' to 169'	170' to 179'	180' to 189'	190' to 199'	200' to 224'	225' to 274'	250' to 299'	300' to 324'	325' to 349'	350' to 374'	375' to 399'
\$ 1	0.90	0.95	0.95	1.00	1.05	1.10	1.10	1.15	1.20	1.20	1.25	1.30	1.35	1.40	1.50	1.55	1.60	1.65
2	1.85	1.90	1.90	2.00	2.10	2.15	2.20	2.30	2.35	2.45	2.50	2.60	2.70	2.85	2.95	3.05	3.15	3.30
3	2.75	2.80	2.90	3.00	3.10	3.25	3.35	3.45	3.55	3.65	3.75	3.90	4.10	4.25	4.45	4.60	4.85	4.95
4	3.70	3.75	3.85	4.00	4.15	4.30	4.45	4.60	4.70	4.90	5.00	5.20	5.45	5.70	5.90	6.10	6.50	6.60
5	4.60	4.70	4.80	5.00	5.20	5.40	5.55	5.75	5.90	6.10	6.25	6.50	6.80	7.10	7.40	7.65	8.10	8.20
6	5.50	5.65	5.75	6.00	6.25	6.50	6.65	6.90	7.10	7.30	7.50	7.80	8.15	8.50	8.90	9.20	9.70	9.90
7	6.45	6.60	6.70	7.00	7.30	7.55	7.75	8.05	8.25	8.55	8.75	9.10	9.50	9.95	10.35	10.70	11.35	11.55
8	7.35	7.50	7.70	8.00	8.30	8.65	8.90	9.20	9.45	9.75	10.00	10.40	10.90	11.35	11.85	12.25	12.95	13.20
9	8.30	8.45	8.65	9.00	9.35	9.70	10.00	10.35	10.60	11.00	11.25	11.70	12.25	12.80	13.30	13.75	14.60	14.85
10	9.20	9.40	9.60	10.00	10.40	10.80	11.10	11.50	11.80	12.20	12.50	13.00	13.60	14.20	14.80	15.30	16.20	16.50
11	10.10	10.30	10.60	11.00	11.40	11.90	12.20	12.70	13.00	13.40	13.80	14.30	15.00	15.60	16.30	16.80	17.80	18.20
12	11.00	11.30	11.50	12.00	12.50	13.00	13.30	13.80	14.20	14.60	15.00	15.60	16.30	17.00	17.80	18.40	19.40	19.80
13	12.00	12.20	12.50	13.00	13.50	14.00	14.40	15.00	15.30	15.90	16.30	16.90	17.70	18.50	19.20	19.90	21.00	21.50
14	12.90	13.20	13.40	14.00	14.60	15.10	15.50	16.10	16.50	17.10	17.50	18.20	19.00	19.90	20.70	21.40	22.60	23.10
15	13.80	14.10	14.40	15.00	15.60	16.20	16.70	17.30	17.70	18.30	18.80	19.50	20.40	21.30	22.20	23.00	24.30	24.80
16	14.70	15.00	15.40	16.00	16.60	17.30	17.80	18.40	18.90	19.50	20.00	20.80	21.80	22.70	23.70	24.50	25.90	26.40
17	15.60	16.00	16.30	17.00	17.70	18.40	18.90	19.60	20.10	20.70	21.30	22.10	23.10	24.10	25.20	26.00	27.50	28.10
18	16.60	16.90	17.30	18.00	18.70	19.40	20.00	20.70	21.20	22.00	22.50	23.40	24.50	25.60	26.60	27.50	29.20	29.70
19	17.50	17.90	18.20	19.00	19.80	20.50	21.10	21.90	22.40	23.20	23.80	24.70	25.80	27.00	28.10	29.10	30.80	31.40
20	18.40	18.80	19.20	20.00	20.80	21.60	22.20	23.00	23.60	24.40	25.00	26.00	27.20	28.40	29.60	30.60	32.40	33.00
21	19.30	19.70	20.20	21.00	21.80	22.70	23.30	24.20	24.80	25.60	26.30	27.30	28.60	29.80	31.10	32.10	34.00	34.70
22	20.20	20.70	21.10	22.00	22.90	23.80	24.40	25.30	26.00	26.80	27.50	28.60	29.90	31.20	32.60	33.70	35.60	36.30
23	21.20	21.60	22.10	23.00	23.90	24.80	25.50	26.50	27.10	28.10	28.80	29.90	31.30	32.70	34.00	35.20	37.30	38.00
24	22.10	22.60	23.00	24.00	25.00	25.90	26.60	27.60	28.30	29.30	30.00	31.20	32.60	34.10	35.50	36.70	38.90	39.60
25	23.00	23.50	24.00	25.00	26.00	27.00	27.80	28.80	29.50	30.50	31.30	32.50	34.00	35.50	37.00	38.30	40.50	41.30
30	27.60	28.20	28.80	30.00	31.20	32.40	33.30	34.50	35.40	36.60	37.50	39.00	40.80	42.60	44.40	45.90	47.80	49.50
35	32.20	32.90	33.60	35.00	36.40	37.80	38.90	40.30	41.30	42.70	43.80	45.50	47.60	49.70	51.80	53.60	56.70	57.80
40	36.80	37.60	38.40	40.00	41.60	43.20	44.40	46.00	47.20	48.80	50.00	52.00	54.40	56.80	59.20	61.20	64.80	66.00
45	41.40	42.30	43.20	45.00	46.80	48.60	50.00	51.80	53.10	54.90	56.30	58.50	61.20	63.90	66.60	68.90	72.90	74.25
50	46.00	47.00	48.00	50.00	52.00	54.00	55.50	57.50	59.00	61.00	62.50	65.00	68.00	71.00	74.00	76.50	81.00	82.50
60	55.20	56.40	57.60	60.00	62.40	64.80	66.60	69.00	70.80	73.20	75.00	78.00	81.60	85.20	88.80	91.80	97.20	99.00
70	64.40	65.80	67.20	70.00	72.80	75.60	77.70	80.50	82.60	85.40	87.50	91.00	95.20	99.40	103.60	107.10	109.90	115.50
80	73.60	75.20	76.80	80.00	83.20	86.40	88.80	92.00	94.40	97.60	100.00	104.00	108.80	113.60	118.40	122.40	125.60	132.00
90	82.80	84.60	86.40	90.00	93.60	97.20	99.90	103.50	106.20	109.80	112.50	117.00	122.40	127.80	133.20	137.70	145.80	148.50
100	92.00	94.00	96.00	100.00	104.00	108.00	111.00	115.00	118.00	122.00	125.00	130.00	136.00	142.00	148.00	153.00	162.00	165.00
110	101.20	103.40	105.60	110.00	114.40	118.80	122.10	126.50	129.80	134.20	137.50	143.00	149.60	156.20	162.80	168.30	172.70	181.50
120	110.40	112.80	115.20	120.00	124.80	129.60	133.20	138.00	141.60	146.40	150.00	156.00	163.20	170.40	177.60	183.60	194.40	198.00
130	119.60	122.20	124.80	130.00	135.20	140.40	144.30	149.50	153.40	158.60	162.50	169.00	176.80	184.60	192.40	198.90	204.10	214.50
140	128.80	131.60	134.40	140.00	145.60	151.20	155.40	161.00	165.20	170.80	175.00	182.00	190.40	198.80	207.20	214.20	219.80	231.00
150	138.00	141.00	144.00	150.00	156.00	162.00	166.50	172.50	177.00	183.00	187.50	195.00	204.00	213.00	222.00	229.50	235.50	247.50
160	147.20	150.40	153.60	160.00	166.40	172.80	177.60	184.00	188.80	195.20	200.00	208.00	217.60	227.20	236.80	244.80	251.20	264.00
170	156.40	159.80	163.20	170.00	176.80	183.60	188.70	195.50	200.60	207.40	212.50	221.00	231.20	241.40	251.60	260.10	266.90	280.50
180	165.60	169.20	172.80	180.00	187.20	194.40	199.80	207.00	212.40	219.60	225.00	234.00	244.80	255.60	266.40	275.40	282.60	297.00
190	174.80	178.60	182.40	190.00	197.60	205.20	210.90	218.50	224.20	231.80	237.50	247.00	258.40	269.80	281.20	290.70	298.30	313.50
200	184.00	188.00	192.00	200.00	208.00	216.00	222.00	230.00	236.00	244.00	250.00	260.00	272.00	284.00	296.00	306.00	314.00	330.00
210	193.20	197.40	201.60	210.00	218.40	226.80	233.10	241.50	247.80	256.20	262.50	273.00	285.60	298.20	310.80	321.30	329.70	346.50
220	202.40	206.80	211.20	220.00	228.80	237.60	244.20	253.00	259.60	268.40	275.00	286.00	299.20	312.40	325.60	336.60	345.40	363.00
230	211.60	216.20	220.80	230.00	239.20	248.40	255.30	264.50	271.40	280.60	287.50	299.00	312.80	326.60	340.40	351.90	361.10	379.50
240	220.80	225.60	230.40	240.00	249.60	259.20	266.40	276.00	283.20	292.80	300.00	312.00	326.40	340.80	355.20	367.20	376.80	396.00
250	230.00	235.00	240.00	250.00	260.00	270.00	277.50	287.50	295.00	305.00	312.50	325.00	340.00	355.00	370.00	382.50	392.50	412.50

ADJUSTMENT FOR OTHER STANDARD LOT DEPTHS

The appraiser wishing to base his lot values on a standard depth of other than 125 feet can do so through the use of the accompanying table. It should be kept in mind, however, that the table on the right is a table of percentages, while the standard depth table on the preceding two pages gives dollars and cents figures.

To use this table the appraiser must first select the standard depth that he wishes to use. The next step is to locate the depth in the left-hand column which is closest to that of the lot under consideration. Reading over to the column under the standard depth chosen, a percentage will be found which indicates the portion of the base value attributable to a lot of subject depth.

As an example, assume that a standard depth of 150 feet is to be used, the front foot value on the subject block at the standard, \$70 a front foot, and the lot under appraisal a depth of 177 feet. Reading down the left-hand column we find that the closest reading to the subject depth is 180 feet. The figure opposite 180 feet in the 150-foot standard column is 110%. The front foot value of the subject lot then would be \$70 x 1.10, or \$77 a front foot. In this same example, if the standard depth were considered to be 200 feet, the percentage reading would be .94, and the adjusted front foot value would be \$70 x .94, or \$65.80 per front foot.

TABLE 2

Depth of lot to be appraised	Standard Depth				
	100 ft.	125 ft.	150 ft.	200 ft.	250 ft.
10'	34%	-	-	-	-
20'	44	34%	-	-	-
30'	52	41	33%	-	-
40'	61	50	41	32%	-
50'	68	57	48	39	31%
60'	75	65	56	46	37
70'	82	71	62	52	42
80'	88	77	68	57	47
90'	94	83	74	62	52
100'	100	89	79	67	57
110'	105	94	84	71	60
120'	109	98	89	75	64
130'	113	103	93	79	68
140'	118	106	97	83	71
150'	122	110	100	86	74
160'	126	114	104	89	77
170'	130	117	107	92	80
180'	134	120	110	94	83
190'	137	123	113	97	85
200'	140	126	116	100	88
225'	147	134	123	107	94
250'	154	140	129	112	100
275'	160	146	136	118	105
300'	164	152	140	123	110
325'	168	156	145	128	115
350'	172	160	148	132	120
375'	174	163	153	136	123
400'	175	166	157	140	127

(cont. from page 10)

worked out to 125-foot standard, will be found on pages 11 and 12 of the manual. The percentage table contained above provides a basis for computing values to other standard depths.

If the user elects to follow the system recommended here, he has at this point assigned a front foot value to the subject block based on a standard depth of 125 feet. Unless the lot in question is in the 120- to 129-foot range, the next step is to consult the depth table to obtain an adjusted front foot value. The table, as shown on pages 11 and 12, shows adjusted values for all lots up to a depth of 400 feet. For lots of greater depth, the appraiser should consider pricing the ground as acreage or else the excess depth as back acreage.

The actual depth of the lot is not always the deciding feature in determining the depth factor that is applied to the base value. Frequently, certain portions of a lot (usually the rear) will be virtually unusable because of excessive rock formations, water, poor drainage, poor topography, etc. In cases of this type, the effective depth of the lot is estimated by the appraiser after an actual inspection of the property. Occasionally the appraiser will have to estimate an effective width in the event that the terrain conditions affect the width of the lot. In very rare cases, adjustment will have to be made in both depth and width in order to arrive at an effective width or an effective depth.

USE OF DEPTH TABLE

After determining the effective depth (or, in most cases, merely using the actual depth), the depth table is consulted to find the adjusted front foot value to use in evaluating the lot. For example, assume a depth of 106 feet and a basic front foot value of \$15. Read down the left-hand column until \$15 is reached, then read to the right until the column headed "105 feet-109 feet" is reached; the figure of \$13.80 will be in the space in this column. This \$13.80 is the adjusted front foot value and is the figure that should be applied to the frontage in order to evaluate the lot. If this lot had an effective depth of 200 feet, the adjusted value of \$19.50 per front foot would be found in the same manner. Having achieved the adjusted front foot value, a simple extension can be made on page 4 on the appraisal form, the frontage being multiplied by the adjusted front foot value to provide a total land value.

ODD-SHAPED LOTS

While a majority of building lots, particularly in older districts, are rectangular or near rectangular in shape, there are always some that do not fall in this category. In the case of regular geometric designs, such as triangles, trapezoids, L-shaped pieces, etc., there are methods which have been worked out for handling value computation. On pages 15 through 20 will be found diagrams covering a number of such cases, together with a suggested procedure for computing their value. Another special problem that is covered in this section is the matter of lots having no street frontage.

Many irregular lots and small tracts of land do not lend themselves to the handling by any of the usual odd-shaped lot procedures. It is often necessary for the appraiser to estimate effective dimensions through the use of a straight edge and a scale drawing. It is also possible in many instances through the use of a planimeter to obtain the exact area of the lot and place a value on the lot through the use of a square foot factor obtained by the refiguring of neighboring rectangular lots on the same basis.

Different Sized and Shaped Lots

NOTE: In order that the reader may follow the methods used, the figures shown in these examples have been carried out to the nearest cent. It is recommended for practical purposes that the figures be carried no farther than the nearest dollar.

Trapezoidal Lot:

To find the value of a lot with no sides parallel and with right angles:

Divide into equivalent lot shapes and apply rules.

A. Triangle with apex on street = 25' base or frontage x \$11.10 front foot value = \$277.50.
 $1/3$ of \$277.50 = \$92.50.

B. Triangle with apex on street = 25' base or frontage x adjusted front foot value of \$10.00 = \$250.00. $1/3$ of \$250.00 = \$83.33.

C. Trapezoid with parallel sides at right angles to the street. Effective depth = $\frac{120' + 150'}{2} =$

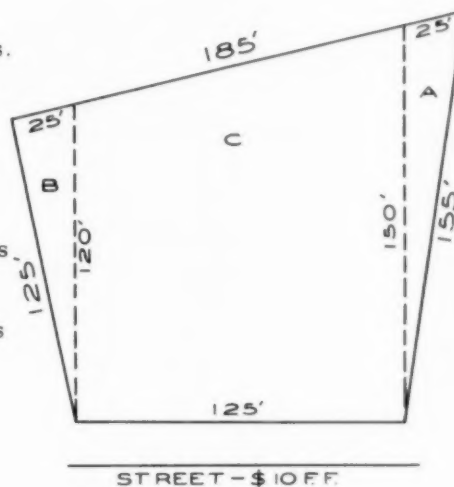
135'. The adjusted front foot value for 135' is \$10.40. Value of C = 125' frontage x \$10.40 adjusted front foot value =

\$1,300.00

Value of A = 92.50

Value of B = 83.33

Total value \$1,475.83



To find the value of a triangular rear lot (A):

1. Figure the value of the entire 82' x 130' lot (82' x \$15.60 adjusted front foot value = \$1,279.20).

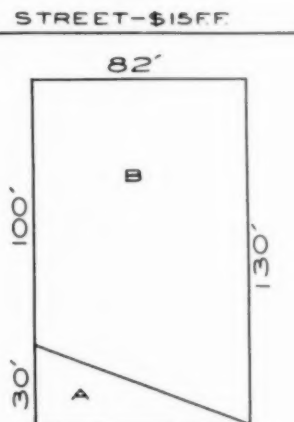
2. Find the value of portion B (effective depth = $\frac{100' + 130'}{2} = 115'$). Adjusted value for 115' depth = \$14.40. Therefore, value of B = 82' x \$14.40 = \$1,180.80.

3. Subtract value of B from entire value and the remainder is the value of portion A.

Entire lot is worth \$1,279.20

Portion B is worth 1,180.80

Portion A is worth \$ 98.40



Different Sized and Shaped Lots

Divide the irregular shaped lot into rectangular, trapezoidal and triangular sections.
Add the values of these sections for total value of lot.

A - triangle (base on street and at right angles to street)

1. Multiply frontage (10') by base front foot value (no adjustment necessary since 120' is in the standard depth bracket).

$$\$5 \times 10' = \$50.$$

2. Multiply $2/3 \times \$50 = \$33.$

B - trapezoidal lot (sides parallel but not perpendicular to street)

1. Find effective depth by averaging the two sides (121' - 140') - 130.5'.

2. Adjust the front foot value for this depth (\$5 for 130' depth = \$5.20) and multiply this by the effective frontage (perpendicular to the sides - 134'). $134' \times \$5.20 = \$696.80.$

C - rectangular lot

1. Find adjusted value for depth \$5 at 140' = \$5.40.

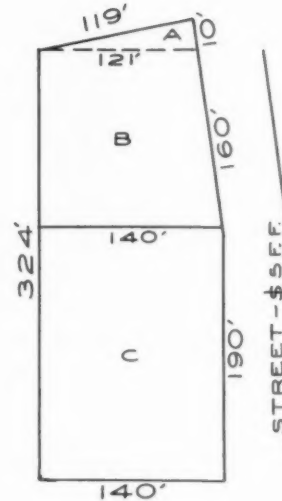
2. Multiply adjusted value by frontage ($\$5.40 \times 190' = \$1,026.$)

$$\text{Value of A} = \$33.00$$

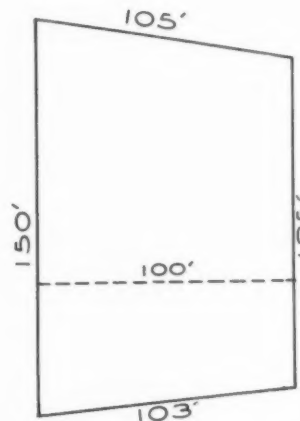
$$\text{Value of B} = 696.80$$

$$\text{Value of C} = 1,026.00$$

$$\text{Total value } \$1,755.80$$



STREET - \$10 FF



1. Find average depth $(\frac{125' + 150'}{2} = 138')$

2. Adjust front foot value for this average depth ($\$10 @ 138' = \10.40).

3. Drop perpendicular to the parallel sides to determine effective frontage (100').

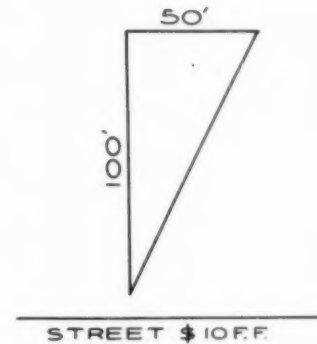
4. Multiply this effective frontage by the adjusted front foot value ($100' \times \$10.40$), providing a total value of \$1,040.

Different Sized and Shaped Lots

Example of triangular lot with the apex on the street and at right angles to the street:

Figure as a rectangle with frontage and depth identical to the base and depth of the triangle and take $\frac{1}{3}$ of the rectangular value.

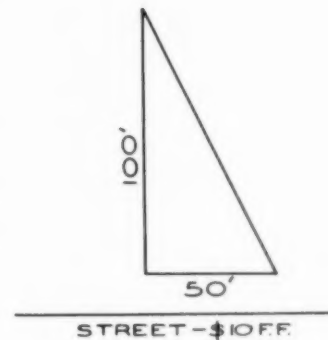
1. Adjusted front foot value for 100' depth is found to be \$9.00. Multiply this adjusted value by the width of the triangle at the base ($\$9.00 \times 50' = \450.00).
2. The correct valuation is $\frac{1}{3}$ of the above product ($\$450$ divided by 3), or \$150.00.



Triangular lot with base on street and at right angles to the street:

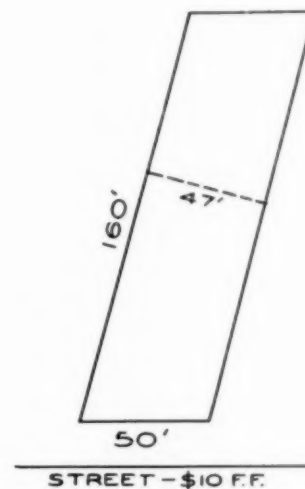
Figure as a rectangle with frontage and depth identical to the base and depth of the triangle and take $\frac{2}{3}$ of this answer.

1. Adjusted front foot value for 100' depth is found to be \$9. Multiply the adjusted front foot value by the street frontage ($\$9 \times 50' = \450).
2. The valuation is $\frac{2}{3}$ of the above product ($\frac{2}{3} \times \$450$), or \$300.



Parallelogram Oblique to the Street

1. Adjust value for depth (adjusted value for 160' of a \$10 per front foot base value is found to be \$11.50).
2. Multiply adjusted value by the perpendicular distance between the parallel sides; $\$11.50 \times 47' = \540.50 .



Different Sized and Shaped Lots

To determine the value of an L-shaped lot divide into a rectangle (A) and a rear lot (A¹).

A - Rectangle

a) adjusted value \$15 at 250' = \$21.30

b) frontage (100') x \$21.30 = \$2,130

A¹ - Rear lot

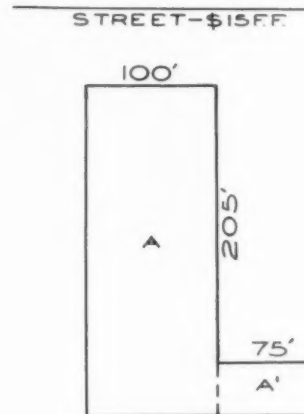
a) \$21.30 (adjusted value) x 75' = \$1,597.50

b) \$19.50 (adjusted value for front lot) x 75' = \$1,462.50

c) Subtract front lot from entire lot to get value of rear lot: \$1,597.50 - \$1,462.50 = \$135.

A + A¹ = final value

\$2,130 + \$135 = \$2,265

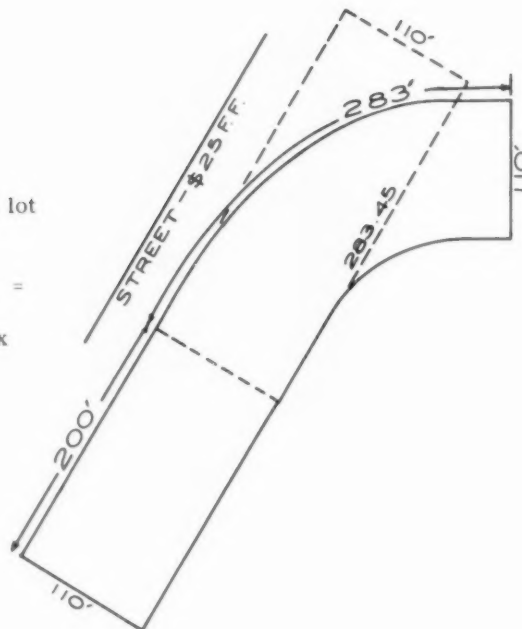


To figure a curved lot:

Reduce the lot to its nearest equivalent lot shape. Then apply applicable rules.

1. Adjust value for depth (\$25 at 110' = \$23.50).

2. Adjusted value x frontage (\$23.50 x 483.45 = \$11,361.08).



Different Sized and Shaped Lots

Curved Lot

It is generally best to reduce lots with unusual boundaries to their nearest equivalent lot shapes, then compute according to applicable rules. Using a conservative approach, the lot diagrammed to the right might be handled as follows:

A. Handle as triangle with base fronting on the street. Adjusted front foot value for 94' is \$8.40. $\frac{2}{3} \times \$8.40 \times 24 = \134.40 .

B. This section can be treated as a rectangle 50' x 100'. Adjusted front foot value is \$9. 50' x \$9 = \$450.

C. Same as A.

A - \$134.40

B - 450.00

C - 134.40

\$718.80 - total value

1. Find the average depth $\frac{180' + 150'}{2} = 165'$

2. Adjust the front foot value (\$25 @ 165') = \$28.80.

3. Multiply the frontage by this adjusted value (\$28.80 x 125' = \$3,600).

1. Divide into triangle A and rectangle B and evaluate separately; then add the two values.

2. Triangle A with base on street. The adjusted front foot value for 140' depth is \$5.40. Multiply this adjusted value by the frontage and take $\frac{2}{3}$ of this product (\$5.40 x 24.34' x $\frac{2}{3}$ = \$87.62).

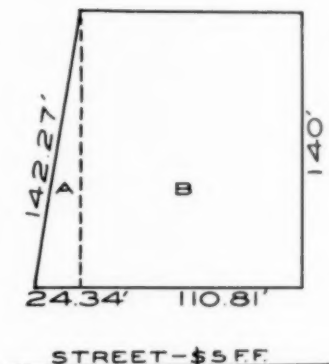
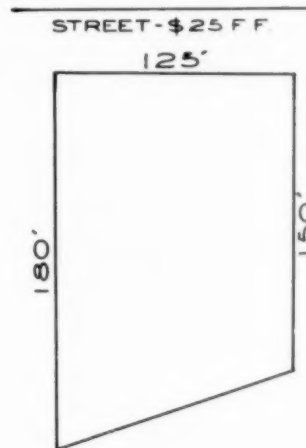
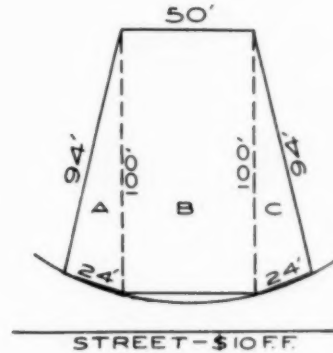
3. Rectangle B - The adjusted front foot value for 140' depth is \$5.40. Multiply this adjusted value by the frontage (\$5.40 x 110.81' = \$598.37).

4. Add the values of A and B:

A = \$ 87.62

B = 598.37

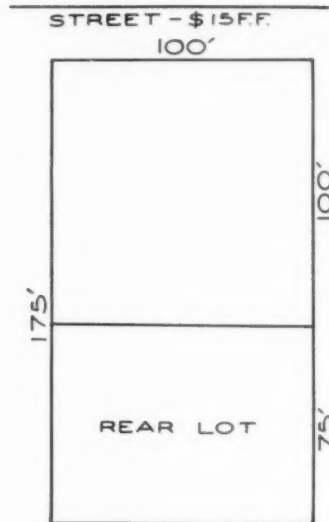
Total val. \$685.99



Rear and Through Lots

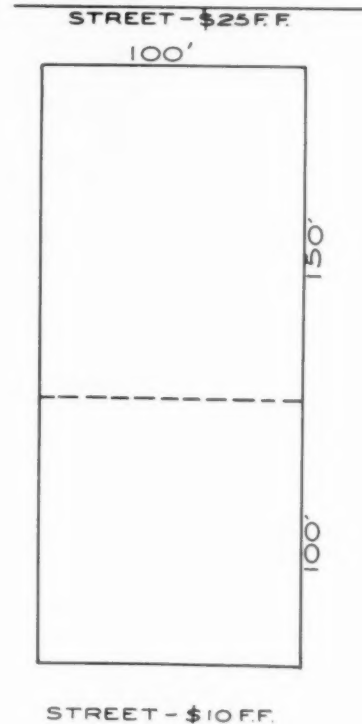
To determine the value of a rear lot:

1. Adjust value for complete lot, both front and rear (\$15 at 175' = \$17.70).
2. Front foot value of front lot is \$13.50 (since it is standard depth).
3.
$$\begin{array}{r} \$17.70 \text{ (adjusted value for entire lot)} \\ -13.50 \text{ (front foot value for front lot)} \\ \hline \$4.20 \end{array}$$
4. Multiply this difference by the frontage of the rear lot for the final answer (100' x \$4.20 = \$420 = value of rear lot).



In handling through lots it is necessary to determine the so-called neutral point - where the influence of one frontage value stops and that of the second starts.

1. Add the high and low unit values (\$25 + \$10 = \$35).
2. Divide the total depth of the lot by this sum (250' divided by \$35 = 7.14).
3. Multiply each of the unit cost factors separately by this figure. (\$25 x 7.14 = 178.5' ; \$10 x 7.14 = 71.4') The neutral point then is 178.5' back from the high value street.
4. \$25 front foot value adjusted for the 178.5' depth becomes \$29.50. Multiply this amount by the high value frontage (\$29.50 x 100' = \$2,950).
5. \$10 front foot value adjusted for the 71.5' depth becomes \$7.20. Multiply this amount by the low value frontage (100' x \$7.20 = \$720).
6. Total value equals the sum of these two figures (\$2,950 + \$720 = \$3,670).



CHAPTER III

Evaluation Of Improvements

One of the most important phases of the valuation of residential real estate is estimating the replacement cost new of the improvements. The approach used in this manual is based on the square foot system. While the square foot system may not be quite as accurate as the cubic foot system, it is considerably more practical. The margin of error arising from using the square rather than the cubic foot method is often more than offset by the possibility of error in the selection of the cost rate and the rate of depreciation.

In the case of single-family residences, quality of construction has been divided into five basic classes. These are poor, below average, average, above average, and excellent. For those in larger communities having such property, a mansion class has also been included. The costs in each classification vary in accordance with average specifications. Consequently, it is often possible that a "half class" may best describe a property under appraisal. The use of the "half class" is described in detail on a following page. In the case of semidetached properties, row houses, and small apartment buildings, experience indicates that only three qualities of construction are necessary - below average, average, and above average. Rarely will buildings be encountered of lesser or greater construction quality than that specified in these three classes.

SELECTING BUILDING CLASS

The accuracy of the value estimate will depend on the appraiser's ability to choose the class of construction best describing the subject property. To help in this effort a specification sheet has been provided for each class showing photographs of the type homes covered by the class and brief specifications. It should be remembered that the specifications are the average and do not represent mandatory requirements.

The material that has been filled out on the appraisal form will act as a guide to the appraiser in selecting his construction class. There is no mathematical relationship as to the number of plus quality features that put a property in the "above average" or "good" category. The table, "Probable Occurrence of Various Construction Features," may prove helpful in indicating how various features of construction relate to the five-class breakdown. After using this manual for a period of time, the appraiser will undoubtedly gain the knack of sizing up properties under consideration in relationship to the five basic categories of construction.

REGIONAL DIFFERENCES IN CONSTRUCTION STANDARDS

Construction cost is determined by climatic conditions, soil composition, and availability of building materials. As a result, differences in cost will vary from region to region. Furthermore, a residential building in Arizona or southern Florida considered to be of average quality construction may, from a standpoint of construction costs and type of materials or equipment included, be equal to a building which would be classed below average in Michigan or New York. Likewise, a residence considered above average in Minnesota or Northern Ohio may be equal in cost to a building considered above average in Texas or southern California. The term "average quality construction" has a variety of meanings and varies according to local conditions.

The five-class breakdown indicated in the table, "Probable Occurrence of Various Construction Features," is assigned point values as follows:

Poor	1 point	Average	3 points
Below average . . .	2 points	Above average . .	4 points
Excellent	5 points		

Each component part of the building is assigned a value according to its quality. It is not unusual to have a different point value assigned to each component part. A summation of points and a simple average will determine its classification.

TABLE 3

PROBABLE OCCURRENCE OF VARIOUS CONSTRUCTION FEATURES

	Poor	Below average	Average	Above average	Excellent
FOUNDATION	Wood posts, masonry piers, conc. piers	8" conc. blk., 8" poured conc.	12" conc. blk., 12" flat bed, stone, 8"-10" poured conc.	18" stone, 10"-12" conc.	18" stone, 12" conc., 18" brk. faced conc.
WALLS	Comp. siding, asbes. siding, 8" conc. blk., single wall, fr. siding	Stucco, below-aver. fr. siding over sheathing, asbes. siding, 8" brk., 8" conc. blk. with 1" furring	Aver. fr. siding over sheathing, brk. veneer, stucco on metal lath, perhaps all insulated, also 8" brk. wall, furred or cavity wall	High quality fr. or brk. veneer over sheathing, well-insulated, stone veneer, 12" brk., stucco over masonry, 8" brk. with insulated 2" furring, alum. siding (insulated)	12"-18" brk. with ornamental stone, cut stone
ROOF COVER	Asphalt roll, tar paper, corrugated iron	Light asph. shgl., metal (crimped copper), tar & grav., asph. roll	Av. wt. asph. shgl., metal (crimped copper), built-up tar & gravel, wood shgl.	Heavy wt. asph. shgl., metal (crimped copper), built-up tar & gravel, wood shgl., asbes. shgl., slate, tile	Heavy wood shgl., asbes. shgl., slate, tile, heavy wt. asph. shgl.
GUTTERS & DOWNSPOUTS	No	Perhaps - galv.	Galv.	Galv. or copper	Alum. or copper
FLOORS	Y. pine, single	Y. pine, maple, double flr.	#1 T & G hardwood or maple	Select or fancy hardwd.	Clear oak, fancy hardwd., some terrazzo, marble or other special
WALLS & CEILING	No finish, or rough beaver-board or car siding	Drywall or 2-coat plas. on older homes, possibly taped beaverbd. or car siding	Top quality dry wall job, aver. 3-coat plaster, ceramic tile wsct. in bath & kit.	Dry wall if double thickness of plasterbd., 3-coat plas., some wood paneling, ceramic tile kit. & bath wsct.	3-coat plas. possibly canvas, excellent wood paneling, ceramic tile kit. & bath walls & ceil.

	Poor	Below average	Average	Above average	Excellent
MILLWORK	No trim, box trim, 1-3/8" 1-panel stock doors	Some stock trim, 1-3/8" 1-panel stock doors	Stock trim, 1-3/8" birch slab or 6-panel colonial doors, wood or steel casement windows, screens, weatherstrip or individual storm sash*	Full trim of birch or gum, 1-3/4" birch or mahogany slab or raised panel colonial doors, wood or aluminum windows, marble sills, screens & storm sash, possibly comb. type*	Special custom-built millwork throughout, including built-in cabinet work in several rooms, comb. screens & storm sash*
HEATING SYSTEM	No central heating plant (stove heat)	Stove heat, flr. furnace, pipeless or gravity warm air, hand fired	Forced warm air or hot water system, flr. or wall furnace where climate permits, automatic gas, oil or stoker fired	Well-designed forced warm air system, hot water or steam, radiant, automatic gas, oil or stoker fired, possibly air-cond. where climate requires	Hot water, steam or radiant heat, gas or oil fired with special climatic temperature control sys., air-cond. where climate requires, possibly elec. heat pump
ELECTRIC SYSTEM	No flr. outlets, knob & tube sys., few cheap drop lights	Minimum no. flr. outlets, knob & tube or nonarmored cable, cheap fixtures	Acceptable no. flr. outlets, nonarmored cable, (knob & tube old houses only), possibly low-voltage system, average fixtures	Ample outlets for max. convenience, armored or nonarmored cable or rigid conduit, low-voltage sys., high-grade fixtures, ample circuits, with provision for heavy-duty requirements	Ample outlets for max. convenience, armored cable or rigid conduit, max. no. circuits, with provision for heavy-duty requirements, low-voltage sys., very expensive fixtures
PLUMBING	Galv. water line, minimum quality fixtures, enamel over steel lavatory	Galv. water line, minimum quality fixtures, enamel over steel lavatory	Galv. or copper water line, average fixtures with china lavatory	Copper water line, better than aver. fixtures with china lavatory, possibly colored. Modern houses would probably have lavinettes	Copper water line, excellent china fixtures, noiseless flush, colored fixtures, lavinettes, often double bowls
KITCHEN EQUIPMENT	None	1 or 2 stock cabinets	Acceptable assortment of stock cabinets, possibly vent fan & disposal	Ample cabinets, such elec. equipmt. as vent fan, disposal, dishwasher, built-in ovens & burners	Custom designed kit. with all equipmt., built in according to plan
INDIVIDUAL ARCHITECTURAL DESIGN	No	No	Perhaps	Yes	Yes

*Where climate requires.

For a practical application of this system we have chosen a typically designed and constructed Florida ranch style residence. The residence is located in a St. Petersburg-Tampa subdivision. It meets both VA and FHA requirements. The building contains 1,395 square feet of living area, 205 square feet of screened patio, and 312 square feet of carport and storage space. It is concrete slab construction with exterior walls of concrete block; drywall interior with 2 coats of oil paint; terrazzo floor throughout. Heating and air-conditioning are included in the base cost. The 1,395 square feet of living area includes 3 bedrooms, living room, dining room, kitchen and 2 baths. The following table grades the building on its construction features.

	Building Specifications	Point Rating
Foundation	8" concrete block with reinforcing rods	2
Walls (exterior)	8" concrete block with 1 x 2 treated furring; window sills and lintels precast	2
Roof cover	4 plies, 30 sq. ft., 90# felt underlay, with asphalt 15# felt built-up, gravel subsurfacing	3
Gutter & downspouts	None - 26-gauge gravel stops	2
Floors	Polished terrazzo throughout	5
Walls & ceiling	Drywall, joints filled, taped & sanded, special corner beads, 2 coats oil paint except kitchen & bath which have 3 coats enamel. Bath tub recess & shower stall ceramic tile	3
Millwork	Interior doors Luan mahogany. Exterior doors fir jalousies; lacquered aluminum awning windows; marble sills throughout	4
Heating system	Heat pump - 3-ton air-conditioning capacity. Galvanized supply & return ducts	4
Electric system	Overhead, Romex cable, circuit breakers, provision for kitchen equipment, minimum fixture allowance	3
Plumbing	Galvanized water, cast iron drain, average grade fixtures, 2 lavinettes included	3
Kitchen equipment	Prefinished birch stock cabinets, built-in range, oven, range hood & fan	3
Total Points (all features)		34
Average of 11 items		3.09
Class		Average

The grading shows the residence to be of average construction. From the pages indicated we are able to compute the following costs:

Base cost, 1,395 sq. ft. x \$11.80*	\$16,461
No basement - deduction 1,395 sq. ft. x \$1.92**	-2,678
3 extra bath fixtures**	+315
3 tons air-conditioning***	+1,160
Screened patio (porch) 205 sq. ft. x \$4.78†	+980
Covered walks (covered porch costs) 109 x \$3.24††	+353
Carport & storage - 312 sq. ft. x \$1.82†††	+568
Total Base Cost	\$17,159

Local Cost Modifier for St. Petersburg-Tampa area .90 x \$17,159 = \$15,443

*Page 65 - Frame & concrete block costs are comparable.

**Page 64 - Additions to and deductions from base cost.

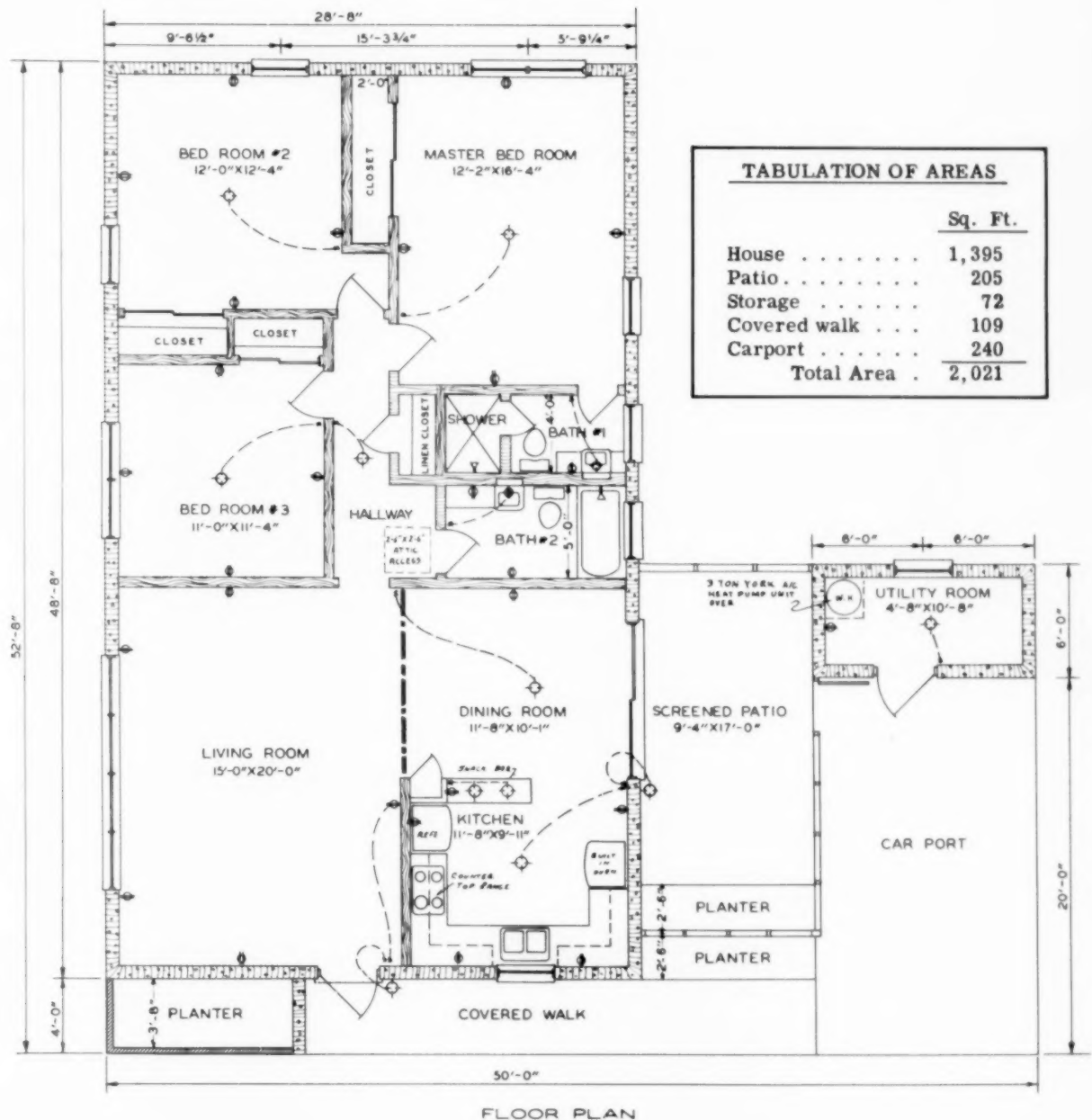
***Page 116 - Air-conditioning.

†Page 108 - Screened porches.

††Page 107 - Covered porches.

†††Page 110 - Carports.

In computing the costs, no addition was made for terrazzo floors. Florida craftsmen are able to install terrazzo at a cost not more than the cost of oak flooring in many other areas. Therefore, we feel that there should be no addition to the base cost for this feature. The builder's cost ledger shows a total of \$15,400 for this residence.



SELECTING COST FACTOR

The base cost factor is dependent on the area involved. The first step, therefore, will be the computation of the area of the house. After this has been computed and checked, the area should be entered in the appropriate place on the form. If there is more than one basic type of construction or story height, the areas should be entered separately. In selecting a cost factor, however, the total area of the main structure (not including porches or garage) should be used as a basis for selecting the cost factor. Again, the reader is directed to the sample appraisals that will be found in the appendix.

ADDITIONS TO AND DEDUCTIONS FROM BASE COST

In some instances, the appraiser may feel that it is sufficiently accurate to use the base cost figure to be found in the table. For those wishing additional accuracy, however, variations from the base figure can be made for such items as fireplaces, additional plumbing fixtures, insulation, etc. In order to avoid unnecessary explanation where the client is concerned, the cost factors shown on the appraisal form will be the final figures used. The computation of the adjusted cost factor should be done elsewhere and, if possible, notes should be made on the appraiser's copy for future reference. Individual prices for these adds and deducts will be found on the specification sheet for the appropriate class. Base cost modifications are best made as additions to or deductions from the overall replacement cost of the subject property before local cost modification. Examples of this procedure are shown on the sample appraisals contained in the appendix.

USE OF LOCAL COST MODIFIERS

Before applying this cost factor to the area or areas of the house under appraisal, this factor should be modified for local conditions. In the appendix of this manual is a list of modifiers for larger cities throughout the United States. These factors include both the modification necessary for the difference in area and variations in cost resulting from fluctuation in cost levels which have taken place since the publication of this manual. Again, the sample appraisals indicate proper procedure to be followed in applying the local cost modifier.

Those users of the manual considering real estate located in communities not covered by the list of local modifiers can obtain a modifier for their area by securing cost information on the items of material and labor listed on the insert sheet on the following page. After the information has been filled in, mail the form, together with a check for \$3, to: Construction Cost Department, Roy Wenzlick Research Corp., 706 Chestnut Street, St. Louis 1, Missouri. The modifying index for your area will be returned within 2 or 3 weeks' time.

YARD IMPROVEMENTS

The cost of yard improvements is handled on an area or lineal foot basis. Prices for many of the items covered in this category will be found at the top of page 107 or in the "Miscellaneous Cost" section.

PROCEDURE FOR HANDLING SPECIAL SITUATIONS

COMPUTATION OF BUILDINGS PLACED IN "HALF CLASSES": If a building has qualities making it very difficult to call it either below average or average, it may be classified as "below average-average." In computing buildings so classified, the square foot cost factor to be used will be obtained by averaging the "single-family, below average" factor, \$9.46, and the comparable "single-family, average" factor, \$12.11, the answer being \$10.78. Where varying story heights are involved, the procedure is the same, remembering always to use the total area of the building (exclusive of garage and porches) as a base for obtaining the cost factors.

Building Cost Schedule

Labor Rates

Hourly rate - union or nonunion labor, whichever is the practice in your area. If hourly payments are made to the union by contractors for health, welfare, and vacation benefits, these payments should be included in hourly rate.

	Hourly Rate		Hourly Rate
Bricklayer	\$ _____	Painter	\$ _____
Building labor	\$ _____	Plasterer	\$ _____
Carpenter	\$ _____	Plumber	\$ _____
Electrician	\$ _____		

Building Material Prices

DEALER TO CONTRACTOR PRICES, DELIVERED TO JOB

Gravel - Grade C, 3/4"	Price per ton	\$ _____
Sand	Price per ton	\$ _____
Portland Cement	Price per sack	\$ _____
Quicklime, bulk (80-lb. pebble sack)	Price per sack	\$ _____
Metal Lath - regular (wt. 2.5 lb.)	Price per sq. yd.	\$ _____
Matt Shale brick	Price per M	\$ _____
Ceramic tile (4" x 4")	Price per sq. ft.	\$ _____
Loose Rock Wool insulation	Price per 100 lb.	\$ _____
2" x 4" x 8' #1 Yellow Pine or equivalent	Price per M bd. ft.	\$ _____
2" x 10" x 12' #1 Yellow Pine or equivalent	Price per M bd. ft.	\$ _____
2" x 6" x 16' #1 Yellow Pine or equivalent	Price per M bd. ft.	\$ _____
7/8" x 2-1/4" Clear Red Oak flooring	Price per M bd. ft.	\$ _____
3/4" x 10" Beveled Red Wood siding	Price per M bd. ft.	\$ _____

Medium Priced Fixtures:

Modern 20" x 24" lavatory with chrome trim and fittings	\$ _____
Modern water closet with chrome fittings	\$ _____
Modern 5' bath tub with chrome fittings	\$ _____
Copper pipe 1/2", Type L1	Price per 100 ft. \$ _____

Name _____ Organization _____

Address _____

City _____ Zone _____ State _____

☐ Check for \$3.00 enclosed.

☐ Bill me.



In handling the porches and adds and deducts for buildings placed in the "half class," it is suggested that the cost taken from the lower category be used in each instance. The averaging of the higher and lower costs in this instance represents an unnecessary refinement, since, generally speaking, a very small portion of the appraised value is represented in these items. Again using the example stated above, if a building has been classified as a "Single-family, below average-average frame," the adds and deducts should be taken from the "Single-family, below average" specification page, and porch costs should be taken from the "Below average" column of the porch cost tables.

GARAGE IN BASEMENT: The additions and deductions section contained on the specification page for each class shows a dollar amount covering the additional cost of a garage located in the basement. This charge contemplates the finishing of a basement garage in accordance with the requirements of the more stringent building codes. These requirements include a masonry partition delineating the garage area from the remainder of the basement, and a full plaster ceiling in the garage area. Where the appraiser encounters a garage in the basement which includes no extra construction other than the replacement of a portion of the foundation wall by the garage door, it may be advisable to omit an additional charge.

ATTACHED GARAGE: Neither add nor deduct for an attached garage. Figure at the same cost as a detached garage (see garage classification). Although there is one less wall in an attached garage, it is almost universally true that attached garages are somewhat better built than detached garages; therefore, the more careful workmanship found in an attached garage roughly cancels out the savings that might be expected in having to build one less wall.

CARPORTS: Unless there is some unusually expensive feature about a carport, it should be priced as a covered porch of similar area.

BUILDING CONSTRUCTED OF MORE THAN ONE EXTERIOR MATERIAL: All buildings which have exterior walls constructed of more than one material, will be computed as follows:

Where the building is built of one material (for example, brick) on the first floor and another material on the second floor (for example, stucco with frame architectural relief), compute the entire building as if it were all made with the exterior material which was used for the ground floor. (In the instance of the example, the whole building would be considered as brick.) This also applies to frame dormers and frame gable ends over first floor brick buildings - consider these as brick buildings. Actually, the additional cost to use the extra tradesmen to get the contrasting effect normally costs every bit as much as the differential between the costs of the cheaper material used on the second story and the more expensive material used on the ground floor or first story. Where, based upon personal observation, a lesser valuation appears to be in order, figure the building at the unit cost of the first floor material and deduct not more than 5%.

There will be many cases where a building will be built of more than one material, where the various materials used can be easily delineated by building sections. As an example, assume that a residence has a main 2-story section of brick, also $1\frac{1}{2}$ - and 1-story attached sections of frame. In handling this situation again the total area of the main building (exclusive of porches or garages) is used in selecting the cost factors. However, the factor for 2-story brick would be selected in one instance, and the corresponding factors for $1\frac{1}{2}$ - and 1-story frame in the second and third instances.

Where the building is constructed using three exterior walls of one material (for example, frame clapboard) and one exterior wall - usually in the front - of a higher-priced material (for example, brick), compute the building based upon the classification of the cheaper exterior material and add 3%. Some corner buildings have two exterior walls (usually front and one side) of more costly materials than the other two sides. For these buildings, compute at the classification for the cheaper wall material and add 6% - or a 3% addition for each wall of more expensive material.

BASEMENT CONSIDERED AS STORY HEIGHT: In some instances, basements which are at least two-thirds exposed because of a sloping lot have been considered in the story height of the building, providing their interior finish is similar to that of the rest of the house. In these cases part of the house would be computed, for example, as two stories plus a basement and the rear portion of the house as three stories without a basement.

PULL-DOWN STAIRS: For unfinished attics reached by pull-down stairs, add one-half the standard attic addition shown for the class.

PORCH COSTS: For two-story porches where one floor is of different status than the other, (i. e. one-story open under one-story enclosed, one-story screened over one-story enclosed, etc.), the unit price should be determined by averaging the two-story cost factors for both types.

CUT-UNDER PORCH: In view of the additional cost which is incurred in constructing porches of this type, they should be computed as part of the main structure and not as porches. Some good examples of cut-under porches are pictured below.



CHAPTER IV

Depreciation

Depreciation stems from three basic sources. The first is physical deterioration or actual wear and tear on the brick, mortar, timbers, etc. The second is functional obsolescence, which is most often attributed to such items as poor floor plan, inadequacy due to size, style of architecture, position of building on the lot, etc. Economic obsolescence, on the other hand, deals with influences outside the property, such as changes in neighborhood construction, presence of inharmonious uses, changes in economic conditions and items of like nature.

USING THE DEPRECIATION TABLE

It has been determined that as properties age, they acquire, in addition to normal wear and tear, obsolescence at a rate that is fairly constant for similar type buildings. By studying case histories of many properties, tables have been constructed that approximate the normal depreciation for buildings of various ages. Through the use of these tables the normal depreciation, including not only wear and tear but a degree of functional and economic obsolescence, can be assigned to any building, the age of which is known. While constructed through experience and not by mathematical formula, the depreciation curves resulting from this research approximate those obtained from the reducing balance method. The average rates of depreciation based on the condition of the structure are shown in the table on the following page. The categories have been constructed in such a way as to correspond with the ratings contained under the "Age and Condition" category on page 5 on the appraisal form, i. e., E - excellent, G - good, A - average, F - fair, and P - poor.

Once the appraiser has determined the average total condition for the structure, assuming he knows its age, he can determine the amount of depreciation which can be expected to accrue to an average residence of that age. In some instances the appraiser may find that his average total condition is a range of two brackets, such as average-fair, or good-average. In this case he may, if he wishes, choose a depreciation rate by interpolating between the two figures given for the specified age. For example, suppose that the accompanying gradation of condition were to be encountered. In this instance it is indicated that greatest accuracy will be achieved by designating the overall condition of the property to be average-fair. Noting that the property is 29 years old, the rating for average condition for that age is 36%, while for fair is 41%. The recommended amount of depreciation, then, might be 39%.

It can be seen that this depreciation system makes it important to obtain age information that is as accurate as possible. Whenever possible the actual year built or estimated age as given by the owner should be inserted in the indicated space on the appraisal form. If estimated, the age shown should be for the date of original construction and should not reflect the present physical condition. If this information is not available, the appraiser should use his best judgment in writing in an estimated age. If there has been substantial modernization or conversion, an effective age should be entered. Caution should be taken not to let the physical condition of the structure influence the selection of an estimated age.

Age & Condition					
Year built	1929				
Year remodeled	NONE				
% remodeled					
	E	G	A	F	P
Foundation			✓		
Ext. walls			✓		
Ext. trim				✓	
Roof				✓	
Int. walls			✓		
Int. ceilings			✓		
Floors				✓	
Electric			✓		
Heat sys.				✓	
Plumb. "				✓	
Avg. Tot. Cond.			✓	✓	

EFFECT OF REMODELING

The evaluation of an extensive remodeling or rejuvenation project presents something of a problem. Some have attempted to work out a mathematical formula for handling this problem. One such formula states that when buildings are remodeled, the age should be adjusted according to the percentage of new construction compared to old.

TABLE 4

PERCENTAGE DEPRECIATION

Condition						Condition					
Year	Excellent	Good	Avg.	Fair	Very Poor	Year	Excellent	Good	Avg.	Fair	Very Poor
1	1	1	1	2	3	51	46	52	58	63	71
2	2	2	2	3	5	52	47	53	59	64	71
3	3	3	4	4	7	53	48	53	59	64	72
4	4	4	6	5	9	54	49	54	60	65	72
5	5	5	8	7	11	55	49	54	60	65	73
6	6	7	9	9	13	56	50	55	61	66	73
7	7	9	10	11	15	57	50	55	61	66	74
8	9	10	11	13	17	58	51	56	62	67	75
9	10	11	12	15	19	59	51	56	62	68	75
10	11	12	13	17	21	60	52	57	63	68	76
11	12	13	14	19	23	61	52	57	63	69	76
12	13	14	16	20	25	62	53	58	64	70	77
13	14	15	18	21	27	63	53	58	64	70	77
14	15	17	19	22	29	64	54	59	65	71	78
15	16	18	20	23	31	65	54	59	65	71	78
16	17	19	21	24	33	66	55	60	66	72	79
17	18	20	23	25	35	67	55	60	66	72	79
18	19	21	24	27	37	68	56	61	67	73	80
19	20	22	25	29	39	69	56	61	67	73	80
20	21	23	26	31	41	70	57	62	68	74	81
21	22	24	28	33	43	71	57	62	68	74	81
22	23	25	29	34	44	72	58	63	69	75	82
23	24	27	30	35	45	73	58	63	69	75	82
24	25	28	31	36	46	74	59	64	70	76	83
25	26	29	32	37	47	75	59	64	70	76	83
26	27	30	33	38	48	76	60	65	71	77	84
27	28	31	34	39	49	77	60	65	71	77	84
28	29	32	35	40	50	78	60	66	72	77	84
29	30	33	36	41	51	79	61	66	72	78	85
30	31	34	38	42	52	80	61	67	73	78	85
31	32	35	39	43	53	81	61	67	73	78	85
32	32	36	40	45	54	82	62	68	73	79	86
33	33	37	41	46	55	83	62	68	74	79	86
34	34	38	42	47	56	84	62	68	74	80	86
35	35	39	43	48	57	85	63	69	74	80	87
36	36	40	44	49	58	86	63	69	75	80	87
37	37	41	45	50	59	87	63	69	75	80	87
38	38	42	46	51	60	88	64	70	75	81	88
39	39	43	47	52	61	89	64	70	76	81	88
40	40	44	48	53	62	90	64	70	76	81	88
41	41	45	49	54	63	91	65	71	76	81	88
42	42	46	50	55	64	92	65	71	76	82	89
43	42	47	51	56	65	93	65	71	77	82	89
44	43	48	52	57	66	94	66	71	77	82	89
45	43	49	53	58	67	95	66	72	77	82	89
46	44	50	54	59	68	96	66	72	77	83	89
47	44	50	55	60	69	97	67	72	78	83	89
48	45	51	56	61	69	98	67	72	78	83	89
49	45	51	57	62	70	99	67	73	78	83	90
50	46	52	58	63	70	100	67	73	78	83	90

Example:

Supposing 25% is considered to be the portion of a building originally built in 1923, renewed in 1950.

$$25\% (1950-1923) = 6.75 \text{ years}$$

$$1923 + 7 \text{ years} = 1930$$

In using this formula it is important to make the age adjustment as of the date the remodeling was completed.

The accuracy of such a formula, however, hinges greatly on the appraiser's estimate of the percentage of the building which has been renewed by the remodeling program. Of course, in some instances where the project has been undertaken in the recent past it may be possible to obtain the contract price of the work done. Even so, the relationship of the dollar expenditures for the remodeling project to the total estimated replacement cost at the time of the remodeling is hardly a sufficiently accurate guide to the percentage of the building considered to be renewed. While this formula can be taken as a guide, it would appear advisable for the appraiser to consider the problem in terms of selecting an effective age directly by comparing the remodeled building to younger buildings in average condition which have not been remodeled.

OBSOLESCENCE

There are some items of obsolescence which must be deducted over and above the normal amount of depreciation as shown in the depreciation table. Obsolescence affects different classes of property in varying degrees. Therefore, it is not possible to place an exact depreciation figure on each source of obsolescence. Furthermore, situations which might cause obsolescence in one neighborhood will, because of lower standards of living, have no effect in another. For the guidance of the appraiser, however, there are listed below many of the potential sources of obsolescence.

Economic obsolescence resulting from proximity to an adverse use such as:

Churches	Fire houses
Apartment houses	Bowling alleys
Cemeteries	Gas stations
Schools and playgrounds	Coal yards
Parking lots	Light industrial
Hospitals	Heavy industrial
Parking garages	Railroads
Stores	Airports

Economic obsolescence resulting from situations other than use:

- Alley heavily traveled by commercial vehicles
- Grade separations
- Narrow streets
- Excessively heavy traffic
- Unpleasant smoke or odor conditions

Items of functional obsolescence:

- Excessively high-value improvements for the neighborhood (overimprovement)
- Poor arrangement in building floor plan
- Under- or oversize structure
- Antiquated features of design or mechanical equipment
- Inaccessibility
- Bad placement of building on lot
- Two houses on one lot (depreciate rear house only)

As a general condition the deductions based on these items of obsolescence will run somewhere between 0 and 25%. Considerable weight should be given these influences where they appear in better class residential neighborhoods - very little in older blighted districts. In evaluating additional obsolescence the appraiser should consider the effect the assigned percentage figure will have on the final value of the property. Under no circumstances should the obsolescence deduction be larger than the cost of correcting the defect. As a matter of practice, obsolescence deductions should be limited to cases of obvious loss in value.

Where an allowance is to be made for loss due to specific obsolescence, the percentage and dollar amount should be entered on the appraisal form under "Depreciation" at the bottom of page 5.

EXCESSIVE PHYSICAL DETERIORATION

The appraiser may be called upon in some instances to make a deduction for excessive physical deterioration. As previously mentioned, this will usually be taken into consideration in the selecting of the depreciation figure from the table. Where a property has suffered structurally from faulty subsoil or some influence outside the realm of the structure itself (such as vibration resulting from truck traffic, etc.), the appraiser can, if he deems it advisable, deduct a flat percentage covering the structural fault.

CHAPTER V

Use Of Market Data

It is possible that there are situations in which the summation approach (reproduction cost less depreciation) may be a sufficient guide to value. In most instances, however, an appraisal cannot be considered adequate or complete unless some consideration is also given the market data approach. Actually all appraisers, either consciously or subconsciously, give some thought to market data in evaluating a piece of property.

The Wenzlick Appraisal Form provides for a brief market value analysis. Space has been allowed for three comparable sales. The user can supplement, if he wishes, through the use of the notes section on the lower part of the back page of the form. The appraiser can often obtain comparable sales information from the occupant of the property being appraised. As indicated by the form, the date of sale, as well as the amount of each comparable sale, should be entered.

OBTAINING COMPARABLE SALES INFORMATION

Through the use of the Wenzlick multiplier, which will be found on the Market Price Calculator table, an out-of-date sale can be trended forward as an indication of what the sales price would probably be on today's market. If possible, information should also be obtained as to variations between the property sold and the subject property. If these variations are too numerous then, of course, the sale should be eliminated as not comparable. If possible, any information obtained from the owner or other property owners in the neighborhood should be verified. This can be done by discussion with real estate agents known to operate in the district, or by obtaining revenue stamp information from the county deed records.

ADJUSTING COMPARABLE SALES DATA

The appraiser may or may not wish to show on the form his conversions of comparable sales data to the standard set by the subject property. The procedure of adjusting sales prices upward or downward to account for differences between the comparable property and the subject property requires many assumptions and the use of sound judgment. The appraiser may feel that while this information should be recorded in his own files, only his concluded value from the market data approach should be shown on the client's copy. If, however, he should wish to enter an adjusted market price for each comparable, this figure can be placed below the sales price for the property under consideration. An example of this type procedure is shown in the sample appraisal section contained in the appendix.

ASSESSMENT AS A GUIDE TO VALUE

There are two other methods for checking the value estimate, both of which we have shown in the "Market Data" section of the appraisal form. The first has as its basis the assessment of the property. In those communities having an up-to-date, well-maintained assessing system, it is sometimes possible to obtain an indicated value by converting the assessed value. It is, of course, necessary to know the general assessment ratio in the community, inasmuch as assessments are rarely maintained at 100% of value. If the assessment and the assessment ratio are shown, an indicated value can be gained by dividing the assessment by the ratio. It is generally not advisable to weigh this indication of value too heavily in concluding appraised value. It can, however, offer a spot check.

PRIOR SALES OF THE SUBJECT PROPERTY

The second such bench mark is derived by trending forward known sales of the property being appraised. Obviously this process is restricted to properties which have changed hands at least once, thus eliminating new construction. Here, again, use is made of the Wenzlick multiplier. Since the multiplier offers factors back to the year 1908, it may be possible to obtain several checks where information is available on more than one sale

of the subject property. If such information is available including both date and amount, then each figure can be trended forward by applying the appropriate multiplier. Here, again, this information should only be considered in the realm of substantiating data, and should not be used as an exclusive guide to value.

Considering all of the information set forth in the "Market Data" section, the appraiser may then wish to summarize his findings by selecting an overall value for land and improvements based on the market data approach. He will, of course, want to consider all the information he has gathered and analyzed. Greatest emphasis will usually be placed on, first, sales data, second, sales data that are the most recent and, third, recent sales data on properties most comparable to the subject property.

TABLE 5

Market Price Calculator

The table below can be used to find the average selling price of a single-family residence which has been well maintained, if a previous selling price is known. It assumes, however, that the previous selling price was a fair price at the time. Suppose, for instance, that a residence sold in June 1920 for \$10,000, and that this was a fair price for the property at the time. The property has been well maintained, and there have been no major additions. By referring to the table it will be found that the index for June 1920 is 2.75. It is merely necessary to multiply the selling price at that time by this index in order to find the average selling price today. Since \$10,000 x 2.75 = \$27,500, if this property has varied as the general market has varied, it should sell today for \$27,500.

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1908	-	-	-	-	-	3.44	-	-	-	-	-	-
1909	-	-	-	-	-	3.21	-	-	-	-	-	-
1910	-	-	-	-	-	3.21	-	-	-	-	-	-
1911	-	-	-	-	-	3.16	-	-	-	-	-	-
1912	-	-	-	-	-	3.11	-	-	-	-	-	-
1913	-	-	-	-	-	3.21	-	-	-	-	-	-
1914	-	-	-	-	-	4.01	-	-	-	-	-	-
1915	-	-	-	-	-	3.66	-	-	-	-	-	-
1916	-	-	-	-	-	3.31	-	-	-	-	-	-
1917	-	-	-	-	-	3.56	-	-	-	-	-	-
1918	-	-	-	-	-	3.77	-	-	-	-	-	-
1919	3.60	3.57	3.54	3.56	3.49	3.44	3.40	3.35	3.31	3.24	3.14	3.07
1920	3.00	2.93	2.86	2.79	2.75	2.75	2.75	2.75	2.75	2.64	2.55	2.45
1921	2.34	2.24	2.15	2.15	2.14	2.13	2.12	2.13	2.15	2.15	2.16	2.16
1922	2.16	2.16	2.18	2.19	2.20	2.21	2.22	2.19	2.17	2.15	2.13	2.10
1923	2.09	2.07	2.05	2.03	2.02	2.03	2.03	2.03	2.03	2.02	2.00	2.00
1924	1.99	1.98	1.97	1.95	1.94	1.91	1.88	1.87	1.86	1.86	1.85	1.84
1925	1.83	1.82	1.82	1.82	1.81	1.80	1.80	1.78	1.77	1.77	1.77	1.76
1926	1.77	1.78	1.78	1.78	1.79	1.79	1.79	1.80	1.81	1.81	1.82	1.82
1927	1.82	1.81	1.82	1.82	1.81	1.81	1.81	1.81	1.80	1.80	1.81	1.81
1928	1.81	1.81	1.81	1.80	1.80	1.80	1.79	1.79	1.78	1.77	1.76	1.75
1929	1.74	1.74	1.74	1.74	1.75	1.77	1.78	1.79	1.81	1.82	1.84	1.86
1930	1.88	1.90	1.92	1.94	1.95	1.96	1.98	1.98	2.00	2.03	2.05	2.07
1931	2.09	2.12	2.13	2.16	2.19	2.23	2.31	2.39	2.48	2.56	2.67	2.78
1932	2.90	3.03	3.18	3.33	3.50	3.70	3.70	3.64	3.59	3.46	3.40	3.32
1933	3.38	3.34	3.29	3.25	3.20	3.15	3.11	3.09	3.08	3.05	3.03	3.00
1934	2.98	3.96	3.94	3.92	3.90	3.89	2.87	2.90	2.92	2.96	2.99	2.92
1935	3.05	3.09	3.12	3.16	3.20	3.23	3.26	3.24	3.21	3.19	3.18	3.15
1936	3.13	3.11	3.08	3.06	3.04	3.02	3.00	3.02	3.03	3.05	3.07	3.09
1937	3.11	3.13	3.14	3.17	3.19	3.21	3.14	3.07	2.99	2.91	2.83	2.75
1938	2.71	2.68	2.64	2.61	2.57	2.53	2.59	2.66	2.74	2.80	2.86	2.92
1939	2.92	2.94	2.95	2.97	2.99	3.00	3.00	3.00	3.00	3.00	3.00	3.00
1940	3.03	3.04	3.06	3.10	3.14	3.17	3.21	3.21	3.21	3.21	3.21	3.21
1941	3.21	3.21	3.21	3.21	3.21	3.21	3.11	2.92	2.92	2.83	2.83	2.75
1942	2.83	2.75	2.75	2.75	2.75	2.67	2.67	2.60	2.60	2.60	2.60	2.67
1943	2.67	2.67	2.67	2.67	2.60	2.60	2.53	2.53	2.53	2.53	2.53	2.53
1944	2.40	2.40	2.29	2.24	2.40	2.24	2.23	2.22	2.21	2.18	2.16	2.12
1945	2.09	2.06	2.05	2.02	1.98	1.94	1.92	1.89	1.84	1.79	1.75	1.71
1946	1.65	1.61	1.55	1.52	1.49	1.46	1.43	1.40	1.39	1.38	1.37	1.37
1947	1.37	1.37	1.38	1.37	1.36	1.36	1.36	1.36	1.34	1.33	1.32	1.30
1948	1.29	1.28	1.27	1.27	1.26	1.25	1.24	1.24	1.24	1.23	1.24	1.25
1949	1.25	1.26	1.25	1.25	1.25	1.26	1.26	1.25	1.26	1.27	1.26	1.26
1950	1.25	1.25	1.25	1.24	1.23	1.21	1.20	1.20	1.20	1.18	1.17	1.15
1951	1.14	1.13	1.13	1.12	1.11	1.11	1.10	1.10	1.09	1.08	1.08	1.08
1952	1.08	1.08	1.06	1.07	1.07	1.08	1.08	1.08	1.08	1.08	1.08	1.09
1953	1.08	1.08	1.08	1.09	1.09	1.08	1.08	1.08	1.08	1.07	1.07	1.07
1954	1.06	1.06	1.06	1.05	1.05	1.05	1.04	1.04	1.05	1.05	1.05	1.04
1955	1.05	1.05	1.05	1.05	1.04	1.04	1.04	1.04	1.03	1.03	1.03	1.03
1956	1.03	1.03	1.03	1.04	1.04	1.04	1.05	1.05	1.05	1.05	1.05	1.05
1957	1.05	1.05	1.05	1.04	1.04	1.04	1.03	1.03	1.03	1.03	1.03	1.03
1958	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.01	1.01	1.00	1.00	1.00
1959	0.99	1.00	0.99	0.99	0.98	0.98	0.98	0.99	0.99	1.00	1.00	1.00



APPENDIX A

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Sample Appraisals

RESIDENTIAL APPRAISAL REPORT

Address of Appraised Property: 402 Vine Place
Owner's Name: John & Mary Howard
Appraisal Made for: Owner
Date: 7-15-57 Appraiser: Roy Wenzlick & Co.

APPRAISAL SUMMARY

APPRAISED VALUE - LAND	\$	<u>3,000</u>
APPRAISED VALUE - IMPROVEMENTS	\$	<u>10,500</u>
PRESENT-DAY MARKET VALUE OF PROPERTY	\$	<u>13,500</u>

The value shown in this appraisal is market value, defined as: "... the highest price estimated in terms of money that a willing and well-informed buyer would be warranted in paying and a willing and equally well-informed seller justified in accepting for a property if placed on the market for a reasonable period of time; with both parties acting free of compulsion or duress and with all rights or benefits inherent in or attributable to the property included in said value."

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Neighborhood Information

Public transportation in walking distance: ☒ Yes ☐ No

Schools: Parochial- 1 block ; Grade School 1 mile ; High School 1 1/2 miles

Churches: Catholic and Protestant within walking distance.

Distance from: Neighborhood stores 1 mile Buying center 1 mile Downtown district 11 miles

Types of real estate nearby: ☒ Institutional ☒ Residential ☐ Commercial
☐ Industrial ☐ Vacant ☐ Farm

Estimated ages of buildings nearby: New to 25 years

Adverse influences: ☒ No ☐ Yes; describe

Zoning: Single family residence

Remarks: Sound, stable neighborhood

Lot Information

Municipality or twp. Glenview School District Harris Subdivision Alward's 3rd

Lot no. 7 Block no. 2 Size: 50 x 150 Area: 7,500

Shape: ☒ Rectangular ☐ Irregular

Topographical features: Slopes up front to rear- bldg. 6' above street grade.

Landscaping: ☐ Extensive ☒ Average ☐ None

Street: ☒ Concrete ☐ Asphalt or macadam ☐ Gravel

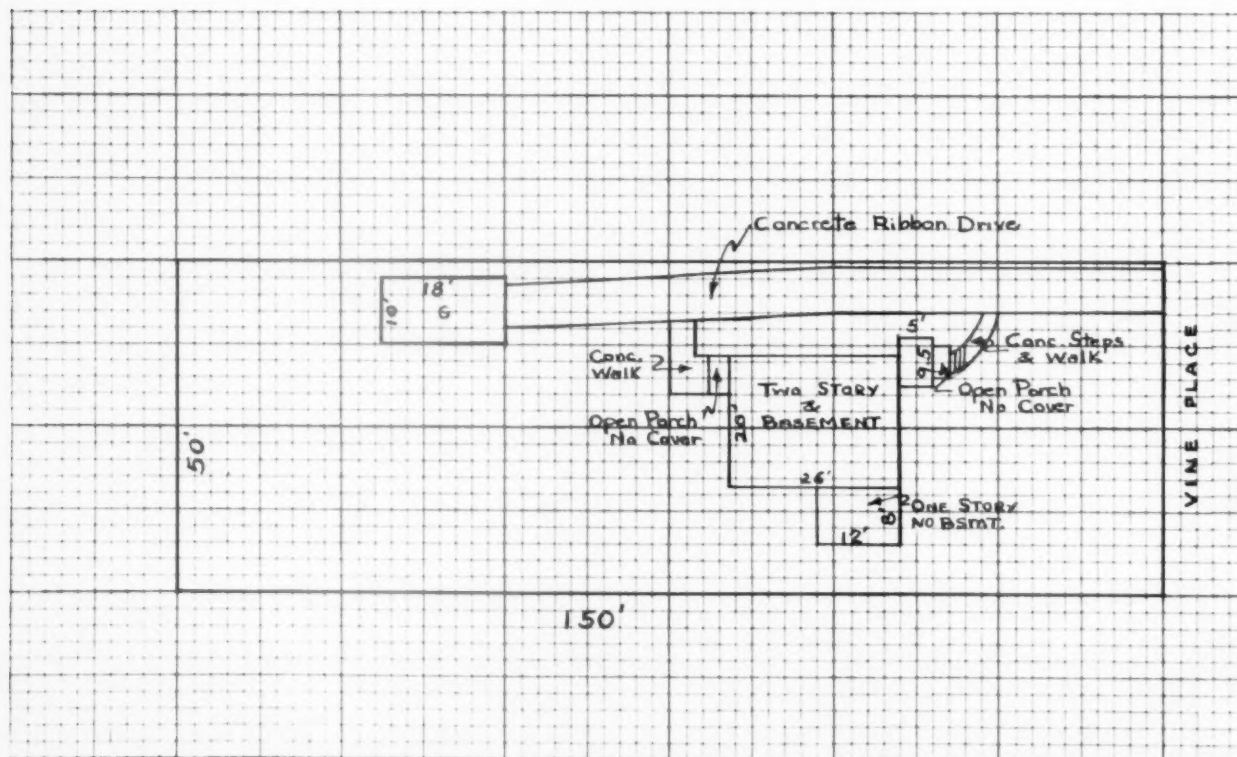
Other features: ☐ Alley ☒ Sidewalks ☒ Water ☒ Elect. ☒ Gas ☒ Sewers

Remarks:

Land Value

A parcel of ground with 50 ft. frontage @ \$ 60 per front foot = \$ 3,000.00
(or) _____ acres of area @ \$ _____ per acre = \$ _____

APPRAISED VALUE - LAND \$ 3,000.00



BUILDING INFORMATION

DESCRIPTION OF IMPROVEMENTS

A two story and basement stucco residence containing living room, dining room, sunroom and kitchen on the first floor and 2 bedrooms and bath on the second floor.

Exterior Detail

EXTERIOR WALLS		ROOF STRUCTURE		ROOF COVER		WINDOWS			
	Frame siding		Flat	X	Asphalt shingle	X	Double hung		
	Metal siding	X	Gable		Asbestos shingle		Casement		
	Wood shingle		Hip		Wood shingle		Awning type		
	Asbestos shingle		Gambrel		Metal		Picture		
X	Stucco on frame		Mansard		Slate		Frame		
	Stucco on masonry		Mixed		Tile		Metal		
	Brick 8"		Other		Tar and gravel (composition)			Part	Complete
	Brick 12"		Dormers lin. ft.		Other				None
	Brick veneer	FOUNDATION		GUTTERS AND DOWNSPOUTS		Weatherstrip			
	Stone, rough		Poured conc. <input checked="" type="checkbox"/> 8" <input type="checkbox"/> 12"	X	Galvanized		Screens		X
	Stone, cut		Concrete block		Copper		Storm sash		X
	Concrete block		Stone		Aluminum		Combination		
	Composition siding		Posts or piers		None				
	Other		Other						

Interior Detail

Mechanical Detail

[illegible]

Additional Notes **House has been kept in excellent shape for stucco.**
Original fireplace has apparently been closed off.

Evaluation Of Improvements

YARD IMPROVEMENTS

Walks Conc. 110 sq. ft. @ \$ 51 = \$
 Drives Conc. 400 sq. ft. @ \$ 51 = \$ 260
 Fences or walls _____ lin. ft. @ \$ _____ = \$
 Patio or barbecue _____ @ \$ _____ = \$
 Landscaping _____ @ \$ _____ = \$ 100
 Other _____ = \$
 Replacement Cost New - Yard Improvements \$ 360

TOTAL REPLACEMENT COST NEW (Bldgs. + Yard Improvements)

DEPRECIATION: Physical depreciation 34% \$ 5,110
 Functional obsolescence _____ % \$ _____
 Economic obsolescence _____ % \$ _____

Less Total Depreciation

\$ 5,110

APPRAISED VALUE - IMPROVEMENTS

\$ 9,918

Market Data

Assessment: Land \$ 400 Bldgs. \$ 3,000 Total \$ 3,400 + est. assessment ratio .3 = \$ 11,300
 Former sale of subject property: Date 9/45 Indicated price \$ 8,100 x Wenzlick multiplier 1.73 = \$ 14,000
 Date 1/50 Indicated price \$ 11,700 x Wenzlick multiplier 1.18 = \$ 13,800
 Comparable sales data: Address 526 Hollywood date 10-49 Ind. price \$ 14,000 x multiplier 1.19 = \$ 16,700
 Variation from subject property: 1 sty. only - same room connt. 2 car garage
 Address 642 Hollywood date 2/56 Ind. price \$ 25,500 x multiplier .97 = \$ 24,700
 Variation from subject property: 17 yrs old. - 1 1/2 sty. 6 rooms 1 1/2 baths - Attached Gar.
 Address _____ Date _____ Ind. price \$ _____ x multiplier _____ = \$ _____
 Variation from subject property: _____

VALUE ESTIMATE FROM THE MARKET DATA APPROACH

\$ 14,000

Additional Notes

RESIDENTIAL APPRAISAL REPORT

Address of Appraised Property: 1207 Hartwell Drive
Owner's Name: J. S. & D. R. Scott
Appraisal Made for: Fidelity Fed. Savings & Loan
Date: 8-14-57 Appraiser: George Allen

APPRAISAL SUMMARY

APPRAISED VALUE - LAND	\$	2,700
APPRAISED VALUE - IMPROVEMENTS	\$	11,800
PRESENT-DAY MARKET VALUE OF PROPERTY	\$	14,500

The value shown in this appraisal is market value, defined as: "... the highest price estimated in terms of money that a willing and well-informed buyer would be warranted in paying and a willing and equally well-informed seller justified in accepting for a property if placed on the market for a reasonable period of time; with both parties acting free of compulsion or duress and with all rights or benefits inherent in or attributable to the property included in said value."

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Neighborhood Information

Public transportation in walking distance: ☒ Yes ☐ No

Schools: Grade School 1 block ; High School 1 mile ; Parochial 5 blocks

Churches: Catholic and protestant

Distance from: Neighborhood stores 5 blks Buying center 1 mile Downtown district 4 miles

Types of real estate nearby: ☒ Institutional ☒ Residential ☐ Commercial
☐ Industrial ☐ Vacant ☐ Farm

Estimated ages of buildings nearby: 5 to 10 years

Adverse influences: ☒ No ☐ Yes; describe _____

Zoning: Single family residence

Remarks: City playgrounds with swimming pool nearby

Lot Information

Municipality or twp. St. Louis School District _____ Subdivision _____

Lot no. 4 Block no. 9202 Size: 60 x 125 Area: 7,500

Shape: ☒ Rectangular ☐ Irregular

Topographical features: Level

Landscaping: ☐ Extensive ☒ Average ☐ None

Street: ☒ Concrete ☐ Asphalt or macadam ☐ Gravel

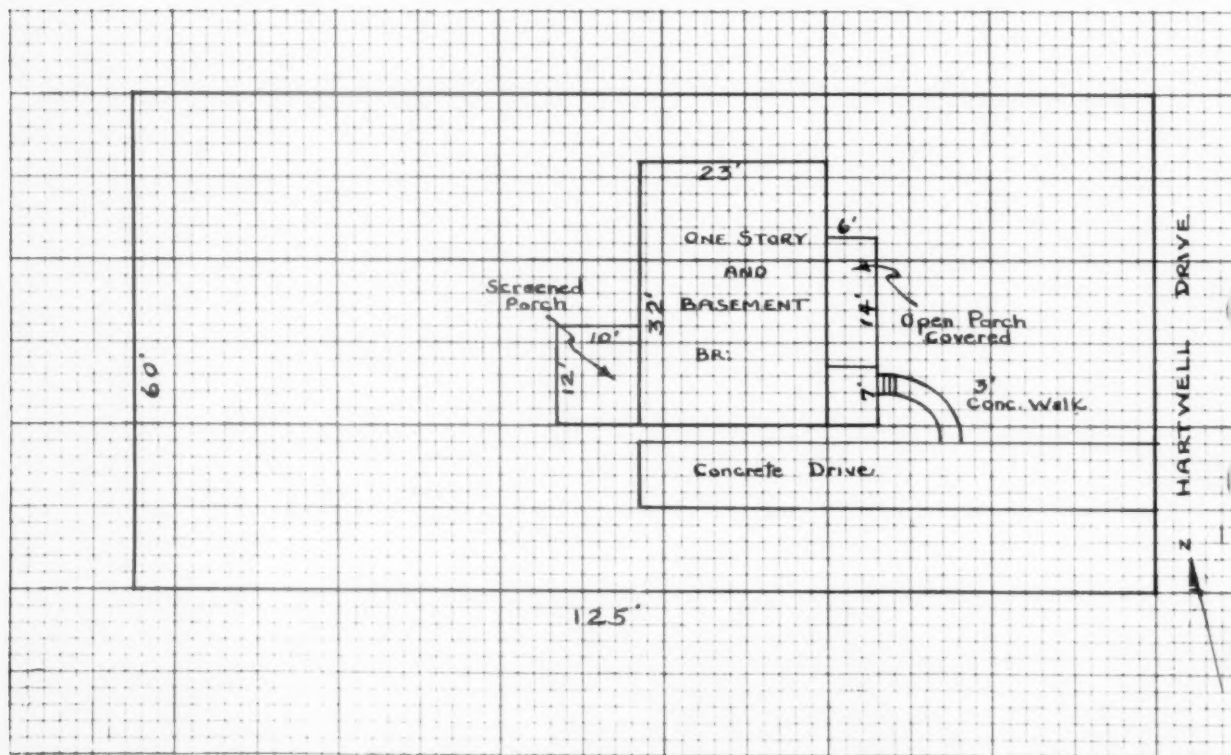
Other features: ☐ Alley ☐ Sidewalks ☒ Water ☒ Elect. ☒ Gas ☒ Sewers

Remarks: Area opened up after World War II - All houses in the neighborhood are of this type.

Land Value

A parcel of ground with 60 ft. frontage @ \$ 45 per front foot = \$ 2,700
(or) _____ acres of area @ \$ _____ per acre = \$ _____

APPRAISED VALUE - LAND \$ 2,700



BUILDING INFORMATION

DESCRIPTION OF IMPROVEMENTS

A one story and basement brick residence with living room-dining room combination, 2 bedrooms, kitchen and bath. There is a screened porch on the rear of the bldg. and a small covered porch on the front. There is a lavatory in the basement.

Exterior Detail

EXTERIOR WALLS

Frame siding

Metal siding

Wood shingle

Asbestos shingle

Stucco on frame

Stucco on masonry

Brick 8"

X Brick 12"

Brick veneer

Stone, rough

Stone, cut

Concrete block

Composition siding

Other

ROOF STRUCTURE

Flat

X Gable

Hip

Gambrel

Mansard

Mixed

Other

Dormers

in. ft.

ROOF COVER

X Asphalt shingle

Asbestos shingle

Wood shingle

Metal

Slate

Tile

Tar and gravel (composition)

Other

WINDOWS

Double hung

X Casement

Awning type

X Picture

Frame

X Metal

Part

Com-
plete

None

FOUNDATION

Poured conc.

8" X 12"

Concrete block

Stone

Posts or piers

Other

GUTTERS AND DOWNSPOUTS

X Galvanized

Copper

Aluminum

None

Weatherstrip

Screens

Storm sash

Combination

Interior Detail

Bsmt.

1st flr.

2d flr.

3d flr.

Attic

Laundry

Lav.

Rec. rm.

Garage

Living

Dining

Halls

Kitchen

Bedrms.

Baths

Lavs.

Utility rm.

Bedrms.

Baths

Sitting rm.

Bedrms.

Baths

FLOORS

Hardwood, avg.

Hardwd., fancy

Soft wood

Tile, comp.

Tile, ceramic

Linoleum

Concrete

WALLS

Plaster

Dry wall

Wood panel

Tile, plastic

Tile, ceramic

CEILINGS

Plaster

Dry wall

Acoustic

TRIM

Stock

Special

Painted

None

DOORS

1-3/8"

1-3/4"

Slab

Panel

CLOSETS

Mechanical Detail

ELECTRICAL

Knob and tube

Cable

Armored

X Non metl

Rigid conduit

Low voltage system

HEATING AND AIR-COND.

Gravity warm air

Forced warm air

Steam

Hot water

Radiant

Floor or wall furnace

Stove

Oil-fired

Butane

Gas-fired

Hand-fired

Stoker

Air-conditioned

tons

PLUMBING

Number bathrooms

Number lavatories (2 fix. ea.)

Extra fixtures

Hot water heater

40 gal.

Garbage disposal

Electric dishwasher

MISCELLANEOUS

Insulation

Walls

X Ceil.

Fireplaces: No.

Venetian blinds

Built-in cabinets

Kitchen

Kitchen vent. fan

Attic fan

Age & Condition

Year built

1947

Year remodeled

remodeled

Garage & Accessory Bldgs.

GARAGE

None

Attached

Carport

Detached

Bsmt.

No. cars

Walls

Floor

Roof

Doors

Dimensions

x

ACCESSORY BLDGS.

None

Description

Dimensions

x

Dimensions

x

Notes

Additional Notes

Evaluation Of Improvements

YARD IMPROVEMENTS

Walks 30 sq. ft. @ \$ = \$
 Drives 504 sq. ft. @ \$ 51 = \$ 272
 Fences or walls _____ lin. ft. @ \$ = \$
 Patio or barbecue _____ @ \$ = \$
 Landscaping _____ @ \$ = \$ 35
 Other _____ \$
 Replacement Cost New - Yard Improvements \$ 307

BUILDINGS

Quality Avg. Brick Sty. ht 1 & B.

House: Area of 820 sq. ft. @ \$ 14.60 * sq. ft. = \$ 11,960
 Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Garage: Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Other: Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Porch: Area of 120 sq. ft. @ \$ 5.12 sq. ft. = \$ 614
 Area of 42 sq. ft. @ \$ 4.45 sq. ft. = \$ 187
 Total Replacement Cost New - Buildings \$ 12,761

TOTAL REPLACEMENT COST NEW (Bldgs. + Yard Improvements) \$ 13,068

DEPRECIATION: Physical depreciation 13% \$ 1,699

Functional obsolescence _____ % \$ _____

Economic obsolescence _____ % \$ _____

Less Total Depreciation \$ 1,699

APPRAISED VALUE - IMPROVEMENTS \$ 11,369

Market Data

Assessment: Land \$ 300 Bldgs. \$ 4,700 Total \$ 5,000 + est. assessment ratio 40 = \$ 12,500

Former sale of subject property: Date 4/51 Indicated price \$ 13,500 Wenzlick multiplier 1.05 = \$ 14,200

Date _____ Indicated price \$ _____ x Wenzlick multiplier _____ = \$ _____

Comparable sales data: Address 1201 Hartwell Date 10-56 Ind. price \$ 15,000 x multiplier 1.00 = \$ 15,000

Variation from subject property: Rear porch finished and heated.

Address _____ Date _____ Ind. price \$ _____ x multiplier _____ = \$ _____

Variation from subject property: _____

Address 1147 ' ' Date 7/53 Ind. price \$ 18,000 x multiplier 102 = \$ 18,400

Variation from subject property: 3 bedrooms, attached 1 car garage

VALUE ESTIMATE FROM THE MARKET DATA APPROACH \$ 14,750

Additional Notes

* Computing adjusted cost figure.

Base cost $14.20 \times 820 =$ \$ 11,644

+ Insulation $820 \times .13$ 107

+ Extra Plumbing 2 Fixtures @ \$105 210

\$ 11,961

$\$11,961 \div 820 = 14.60$ adjusted unit cost

** It is usually preferable to choose porch unit cost figures based on the total area of all porches.

RESIDENTIAL APPRAISAL REPORT

Address of Appraised Property: Radnor Road - P. O. 217
Owner's Name: H. H. Carol
Appraisal Made for: Owner
Date: 6/27/57 Appraiser: O. R. Roberts

APPRAISAL SUMMARY

APPRAISED VALUE - LAND	\$	1,850
APPRAISED VALUE - IMPROVEMENTS	\$	7,650
PRESENT-DAY MARKET VALUE OF PROPERTY	\$	9,500

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Neighborhood Information

Public transportation in walking distance: ☐ Yes ☒ No

Schools: School bus for both public and parochial schools

Churches: 1-2 mile

Distance from: Neighborhood stores 1/2 mile Buying center 3 1/2 mi. Downtown district -

Types of real estate nearby: ☐ Institutional ☐ Residential ☐ Commercial
☐ Industrial ☐ Vacant ☐ Farm

Estimated ages of buildings nearby: New - 35 years

Adverse influences: ☐ No ☐ Yes; describe

Zoning: None

Remarks: Area being converted from farms to residential development.

Lot Information

Municipality or twp. Monroe School District Monroe Subdivision -

Lot no. - Block no. - Size: 217 x 309 Area: 1 1/2 ac. ±

Shape: ☐ Rectangular ☐ Irregular

Topographical features: Gently rolling

Landscaping: ☐ Extensive ☐ Average ☒ None

Street: ☐ Concrete ☒ Asphalt or macadam ☐ Gravel

Other features: ☐ Alley ☐ Sidewalks ☒ Water ☒ Elect. ☐ Gas ☐ Sewers

Remarks:

Land Value

A parcel of ground with ft. frontage @ \$ per front foot =

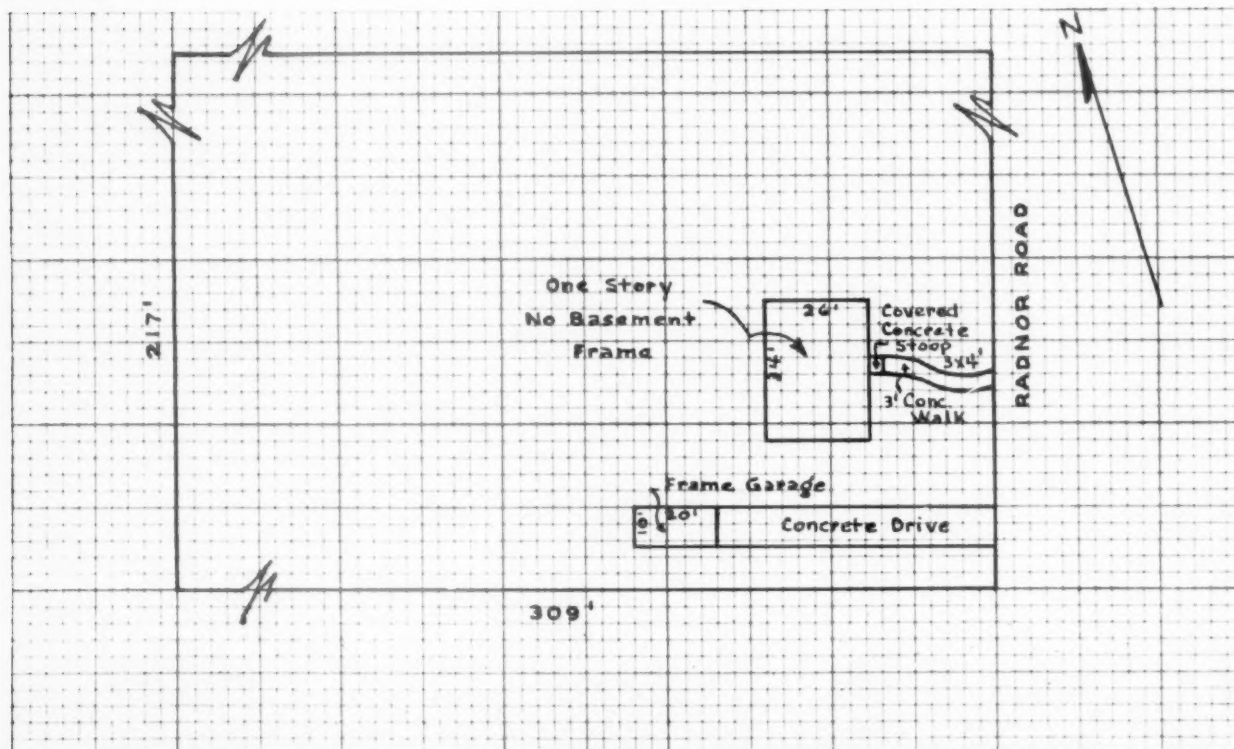
(or) 1.54 acres of area @ \$ 1200 per acre =

\$

\$ 1,850

APPRAISED VALUE - LAND

\$ 1,850



BUILDING INFORMATION

DESCRIPTION OF IMPROVEMENTS

A one-story frame bungalow without basement containing living room, dinette, kitchen, small utility room, 2 bedrooms, and bath. There is a 3' overhang on part of the front of the house.

Exterior Detail

EXTERIOR WALLS	ROOF STRUCTURE	ROOF COVER	WINDOWS
Frame siding	Flat	<input checked="" type="checkbox"/> Asphalt shingle	<input checked="" type="checkbox"/> Double hung
Metal siding	<input checked="" type="checkbox"/> Gable	Asbestos shingle	Casement
<input checked="" type="checkbox"/> Wood shingle	Hip	Wood shingle	Awning type
Asbestos shingle	Gambrel	Metal	Picture
Stucco on frame	Mansard	Slate	<input checked="" type="checkbox"/> Frame
Stucco on masonry	Mixed	Tile	Metal
Brick 8"	Other	Tar and gravel (composition)	
Brick 12"	Dormers lin. ft.	Other	
Brick veneer	FOUNDATION	GUTTERS AND DOWNSPOUTS	Weatherstrip.
Stone, rough	<input checked="" type="checkbox"/> Poured conc. <input type="checkbox"/> 8" <input type="checkbox"/> 12"	<input checked="" type="checkbox"/> Galvanized	Screens
Stone, cut	Concrete block	Copper	Storm sash
Concrete block	Stone	Aluminum	Combination
Composition siding	Posts or piers	None	
Other	Other		

Interior Detail

Mechanical Detail

	Bsmt.	1st flr.	2d flr.	3d flr.	Attic	ELECTRICAL	PLUMBING
	Laundry Lav. Rec. rm. Garage	Living Dining Halls Kitchen Bedrms. Baths Lavs. Utility rm.	Bedrms. Baths Sitting rm.	Bedrms. Baths		Knob and tube Cable <input type="checkbox"/> Armored <input checked="" type="checkbox"/> Non met'l Rigid conduit Low voltage system	1 Number bathrooms Number lavatories (2 fix. ea.) Extra fixtures
FLOORS						HEATING AND AIR-COND.	<input checked="" type="checkbox"/> Hot water heater 30 gal. Garbage disposal Electric dishwasher
Hardwood, avg.						Gravity warm air Forced warm air Steam	
Hardwd., fancy						Hot water Radiant	MISCELLANEOUS
Soft wood		XXX X				<input checked="" type="checkbox"/> Floor or wall furnace	Insulation: <input type="checkbox"/> Walls <input type="checkbox"/> Ceil.
Tile, comp.		X X				Stove	Fireplaces: No. _____
Tile, ceramic						<input type="checkbox"/> Oil-fired <input type="checkbox"/> Gas-fired	Venetian blinds
Linoleum						<input type="checkbox"/> Hand-fired <input type="checkbox"/> Stoker	Built-in cabinets
Concrete						Air-conditioned _____ tons	Kitchen vent. fan Attic fan
WALLS						Age & Condition	Garage & Accessory Bldgs.
Plaster						Year built 1953	Garage None
Dry wall		XXXXXX				Year remodeled	<input type="checkbox"/> Attached <input type="checkbox"/> Carport
Wood panel						<input type="checkbox"/> remodeled	<input type="checkbox"/> Detached <input type="checkbox"/> Bsmt.
Tile, plastic							No. cars
Tile, ceramic							Walls
CEILINGS							Floor
Plaster		XXXXXX					Roof
Dry wall							Doors
Acoustic							Dimensions x
TRIM							ACCESSORY BLDGS.
Stock		XXXXXX					Description
Special							
Painted							
None							
DOORS							
1-3/8"		XXXXXX					Dimensions x
1-3/4"							Dimensions x
Slab							
Panel							
CLOSETS		1 1 2					

Additional Notes

Evaluation Of Improvements

YARD IMPROVEMENTS

Walks 80 sq. ft. @ \$ 51 = \$ 388
 Drives 680 sq. ft. @ \$ 51 = \$ 388
 Fences or walls _____ lin. ft. @ \$ _____ = \$ _____
 Patio or barbecue _____ @ \$ _____ = \$ _____
 Landscaping _____ @ \$ _____ = \$ _____
 Other _____ @ \$ _____ = \$ _____
 Replacement Cost New - Yard Improvements \$ 388

BUILDINGS

Quality Avg. - Below 1

House: Area of 884 sq. ft. @ \$ 7.85 sq. ft. = \$ 6,939
 Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Garage: Area of 200 sq. ft. @ \$ 2.95 sq. ft. = \$ 590
 Other: Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Porch: Area of 12 sq. ft. @ \$ 4.53 sq. ft. = \$ 54
 Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Total Replacement Cost New - Buildings \$ 7,583

TOTAL REPLACEMENT COST NEW (Bldgs + Yard Improvements) \$ 7,971

DEPRECIATION: Physical depreciation 6 % \$ 478
 Functional obsolescence _____ % \$ _____
 Economic obsolescence _____ % \$ _____
 Less Total Depreciation \$ 478

APPRAISED VALUE - IMPROVEMENTS \$ 7,493

Market Data

Assessment: Land \$ _____ Bldgs. \$ _____ Total \$ _____ + est. assessment ratio _____ = \$ _____
 Former sale of subject property: Date 8-53 Indicated price \$ 9,500 x Wenzlick multiplier 102 = \$ 9,600
 Date _____ Indicated price \$ _____ x Wenzlick multiplier _____ = \$ _____
 Comparable sales data: Address Radnor Road Date 1-54 Ind. price \$ 9,500 x multiplier 100 = \$ 9,500
 Variation from subject property: Identical to subject property
 Address Radnor Road Date 4-54 Ind. price \$ 9,300 x multiplier 100 = \$ 9,300
 Variation from subject property: Smaller Lot
 Address _____ Date _____ Ind. price \$ _____ x multiplier _____ = \$ _____
 Variation from subject property: _____

VALUE ESTIMATE FROM THE MARKET DATA APPROACH \$ 9,500

Additional Notes An Example of using the "1/2" class.

Average cost for 884 square feet is 1270
 Below " " " " " " 950
2220 ÷ 2 = \$ 11.10
 Less no basement 1.92
 \$ 9.18
9.18 x 884 = 8115
 less no central heat 400
7715 ÷ 884 = \$ 8.73

Assuming this property were located in a city with a local cost modifier of .90

8.73 x .90 = 7.85 adjust cost factor
 Garage rate 3.20 x .90 = 2.95

Special Type Homes

APPRAISAL OF A SPLIT LEVEL HOUSE

The following sample appraisal will explain the use of the Wenzlick Residential Appraisal Manual as applied to a split level house.

In appraising the split level house there are two very important procedures to be followed. The first is to divide the house into its component parts. The second is to assign a story height to each section. These procedures can be done only after a thorough inspection by the appraiser. In assigning a story height to each section, the appraiser has to decide whether each level consists of living space with no basement, or one level of basement area with living space on the remaining levels. It is not unusual for a split level home to be assigned a multiple number of story heights. In most instances the first level space presents the greatest problem. We have found the following three axioms will cover any situation encountered:

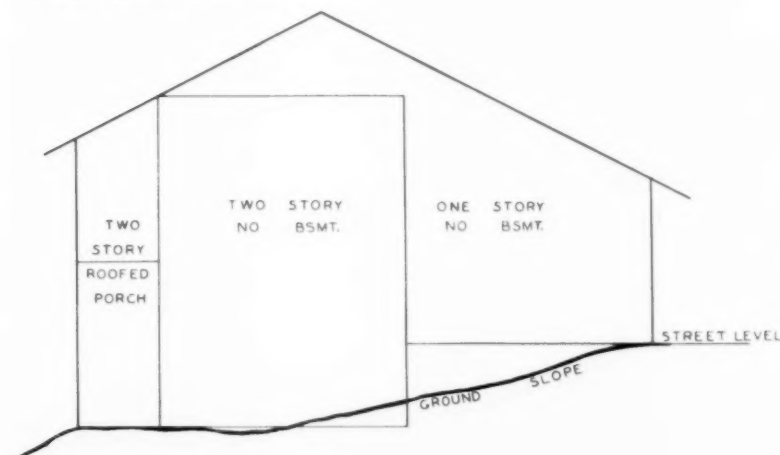
I. If the first level of one of the component parts is an unfinished basement, then for that section assign a story height to include basement.

II. If the first level is finished as a rathskeller or recreation room, that is, knotty pine walls, composition tile floor, plaster or acoustical ceiling, then assign a story height to include a basement. To this section apply the finished basement area cost factor found on page 116.

III. If the first level of living space has an interior finish and is partitioned into rooms as the other living levels of the home, assign a story height to exclude basement. After completing these two steps the normal procedure as explained in the manual is applied.

The split level home for our demonstration appraisal was divided into two parts. Accompanying this discussion will be found a sketch showing the side elevation of this home. The front part, which is at street level, is one story, having no basement area. The rear section, which slopes below street level, is two stories of living space with no basement. The first level of this two-story section has an interior finish and is partitioned into rooms like the remainder of the house. This section has a small utility and laundry room which is completely finished.

SIDE ELEVATION



Under "Additional Notes" on page 54 will be found the cost factors that were used to compute the total replacement cost new. As can be seen on that page, the deduction for no basement was subtracted from the base price taken from the cost tables. Adjustments to the base cost were made according to the specifications found on an average single-family detached dwelling unit. These adjustments, as listed, amounted to \$1,045. When applied to the 1,200 square foot area of the house, they were equivalent to 87¢ per square foot. The adjustment was then added to the base cost for each section where no basement deduction had previously been made. This resulted in a cost of \$11.85 per square foot for the one-story no basement area and \$18.75 per square foot for the two-story no basement area.

The appraiser must keep in mind the two primary steps: one, breaking the building into its component parts, and, secondly, assigning a story height to each part. He should not be afraid to assign a multiple number of component parts and story heights when appraising the split level home. After these steps, the simplified procedure as outlined by the manual can be followed.

RESIDENTIAL APPRAISAL REPORT

Address of Appraised Property: 500 Floral Lane
Owner's Name: J. A. & R. A. Murphey
Appraisal Made for: Southwest Savings & Loan Assn.
Date: 8-4-1958 Appraiser: John Keim

APPRAISAL SUMMARY

APPRAISED VALUE - LAND	\$ <u>4,000.</u>
APPRAISED VALUE - IMPROVEMENTS	\$ <u>20,000.</u>
PRESENT-DAY MARKET VALUE OF PROPERTY	\$ <u>24,000.</u>

The value shown in this appraisal is market value, defined as: "... the highest price estimated in terms of money that a willing and well-informed buyer would be warranted in paying and a willing and equally well-informed seller justified in accepting for a property if placed on the market for a reasonable period of time; with both parties acting free of compulsion or duress and with all rights or benefits inherent in or attributable to the property included in said value."

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All information and comments concerning the location, neighborhood, trends, construction quality and costs, obsolescence, condition, rents, or any other data of the property appraised herein represent the estimates and opinions of the appraiser, formed after an examination and study of the property.

While it is believed the information, estimates, and analyses given and the opinions and conclusions drawn therefrom are correct, the appraiser does not guarantee them and assumes no liability for any errors in fact, in analysis, or in judgment. No attempt has been made to render an opinion of title or of the status of easements or of any other matter of a legal character.

This appraisal represents the independent opinion of the appraiser free from any commitments and free from any present or expected future interest in the property, with the sole compensation for the employment being a fair professional fee.



Neighborhood Information

Public transportation in walking distance: ☒ Yes ☐ No

Schools: School bus for both public and parochial school

Churches: Protestant and Catholic within 1/2 mile

Distance from: Neighborhood stores 5 blks. Buying center 1 mi. Downtown district 7 miles

Types of real estate nearby: ☐ Institutional ☒ Residential ☐ Commercial
☐ Industrial ☐ Vacant ☐ Farm

Estimated ages of buildings nearby: 1 to 6 years

Adverse influences: ☒ No ☐ Yes; describe _____

Zoning: Single-family

Remarks: Surrounding area under development

Lot Information

Municipality or twp. Kirkwood School District Kirkwood Subdivision _____

Lot no. 9 Block no. 6150 Size: 100 x 160 Area: 16,000

Shape: ☒ Rectangular ☐ Irregular

Topographical features: Sloping to 12 feet below street at rear

Landscaping: ☐ Extensive ☒ Average ☐ None

Street: ☒ Concrete ☐ Asphalt or macadam ☐ Gravel

Other features: ☐ Alley ☐ Sidewalks ☒ Water ☒ Elect. ☒ Gas ☒ Sewers

Remarks: Area opened for development 1951

Land Value

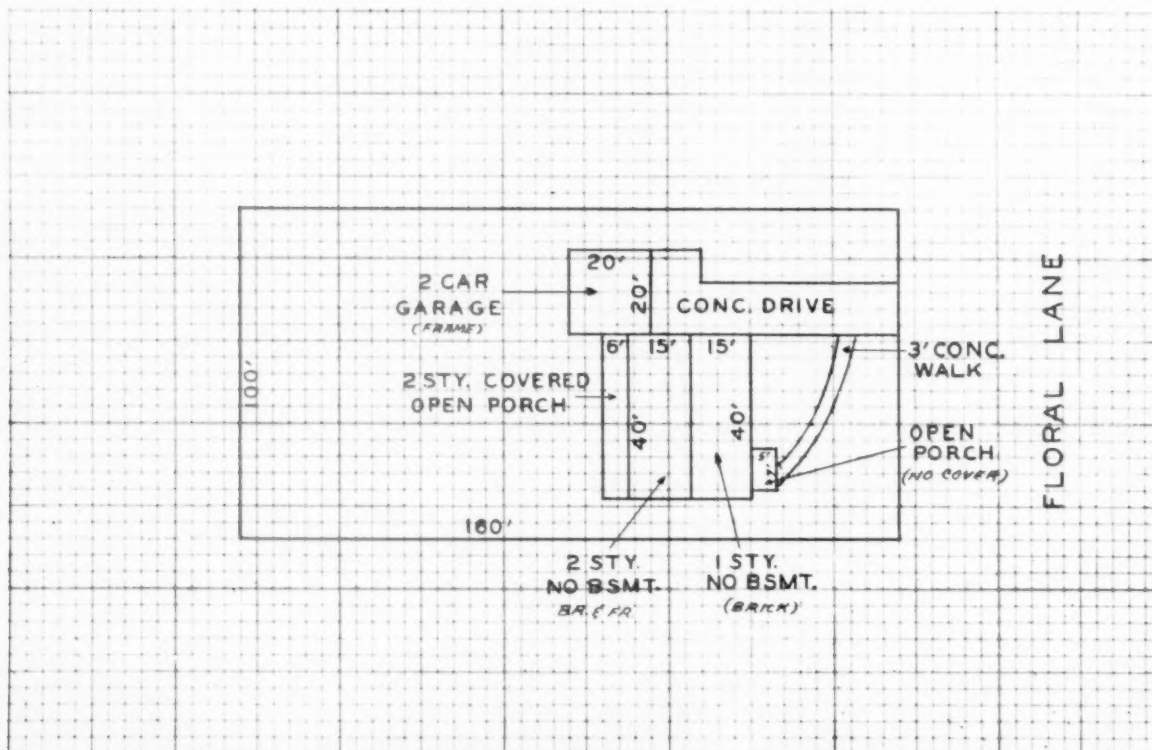
A parcel of ground with 100 ft. frontage @ \$ 40 per front foot =

\$ 4,000

(or) _____ acres of area @ \$ _____ per acre =

\$ _____

APPRAISED VALUE - LAND \$ 4,000



BUILDING INFORMATION

DESCRIPTION OF IMPROVEMENTS **A one story without basement and two story without basement, brick and frame, split level residence with attached two car garage. The house contains; living room, dining room, kitchen, family room, 2 bedrooms, small utility and laundry room, bath and lavatory.**

Exterior Detail

EXTERIOR WALLS		ROOF STRUCTURE		ROOF COVER		WINDOWS			
<input checked="" type="checkbox"/> Frame siding	Top half	<input checked="" type="checkbox"/> Flat		<input checked="" type="checkbox"/> Asphalt shingle		<input checked="" type="checkbox"/> Double hung			
<input type="checkbox"/> Metal siding		<input checked="" type="checkbox"/> Gable		<input type="checkbox"/> Asbestos shingle		<input type="checkbox"/> Casement			
<input type="checkbox"/> Wood shingle		<input type="checkbox"/> Hip		<input type="checkbox"/> Wood shingle		<input type="checkbox"/> Awning type			
<input type="checkbox"/> Asbestos shingle		<input type="checkbox"/> Gambrel		<input type="checkbox"/> Metal		<input type="checkbox"/> Picture			
<input type="checkbox"/> Stucco on frame		<input type="checkbox"/> Mansard		<input type="checkbox"/> Slate		<input checked="" type="checkbox"/> Frame			
<input type="checkbox"/> Stucco on masonry		<input type="checkbox"/> Mixed		<input type="checkbox"/> Tile		<input type="checkbox"/> Metal			
<input checked="" type="checkbox"/> Brick 8"	Lower half	<input type="checkbox"/> Other		<input type="checkbox"/> Tar and gravel (composition)			Part	Complete	None
<input type="checkbox"/> Brick 12"		<input type="checkbox"/> Dormers	lin. ft.	<input type="checkbox"/> Other					
<input type="checkbox"/> Brick veneer		FOUNDATION		GUTTERS AND DOWNSPOUTS		Weatherstrip.			
<input type="checkbox"/> Stone, rough		<input checked="" type="checkbox"/> Poured conc.	<input checked="" type="checkbox"/> 8" <input type="checkbox"/> 12"	<input checked="" type="checkbox"/> Galvanized		<input type="checkbox"/> Screens		<input checked="" type="checkbox"/> X	
<input type="checkbox"/> Stone, cut		<input type="checkbox"/> Concrete block		<input type="checkbox"/> Copper		<input type="checkbox"/> Storm sash		<input checked="" type="checkbox"/> X	
<input type="checkbox"/> Concrete block		<input type="checkbox"/> Stone		<input type="checkbox"/> Aluminum		<input type="checkbox"/> Combination		<input checked="" type="checkbox"/> X	
<input type="checkbox"/> Composition siding		<input type="checkbox"/> Posts or piers		<input type="checkbox"/> None					
<input type="checkbox"/> Other		<input type="checkbox"/> Other							

Interior Detail

Mechanical Detail

	Bsmt.	1st flr.				2d flr.	3d flr.	Attic	ELECTRICAL		PLUMBING					
		Laundry	Lav.	Rec. rm.	Garage				Living	Dining	Halls	Kitchen	Bedrms.	Baths	Lavs.	Utility rm.
FLOORS									<input type="checkbox"/> Knob and tube	<input type="checkbox"/> Number bathrooms	<input type="checkbox"/> Number lavatories (2 fix. ea.)					
Hardwood, avg.									<input type="checkbox"/> Cable <input type="checkbox"/> Armored <input type="checkbox"/> Non metl	<input type="checkbox"/> Rigid conduit	<input type="checkbox"/> Extra fixtures					
Hardwd., fancy									<input type="checkbox"/> Low voltage system							
Soft wood									<input type="checkbox"/> Heating AND AIR-COND.	<input checked="" type="checkbox"/> Gravity warm air	<input checked="" type="checkbox"/> Hot water heater 30 gal.					
Tile, comp.									<input checked="" type="checkbox"/> Forced warm air	<input checked="" type="checkbox"/> Garbage disposal	<input checked="" type="checkbox"/> Electric dishwasher					
Tile, ceramic									<input type="checkbox"/> Steam							
Linoleum									<input type="checkbox"/> Hot water	MISCELLANEOUS						
Concrete									<input type="checkbox"/> Radiant	<input type="checkbox"/> Insulation: <input type="checkbox"/> Walls <input type="checkbox"/> Ceil.						
WALLS									<input type="checkbox"/> Floor or wall furnace	<input checked="" type="checkbox"/> Fireplaces: No. 1						
Plaster									<input type="checkbox"/> Stove	<input checked="" type="checkbox"/> Venetian blinds						
Dry wall									<input type="checkbox"/> Butane	<input checked="" type="checkbox"/> Built-in cabinets						
Wood panel									<input type="checkbox"/> Oil-fired <input checked="" type="checkbox"/> Gas-fired	<input checked="" type="checkbox"/> Kitchen vent. fan						
Tile, plastic									<input type="checkbox"/> Hand-fired <input type="checkbox"/> Stoker	<input type="checkbox"/> Attic fan						
Tile, ceramic									<input type="checkbox"/> Air-conditioned _____ tons							
CEILINGS									Age & Condition		Garage & Accessory Bldg.					
Plaster									Year built	1952	GARAGE					
Dry wall									Year remodeled		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Carport					
Acoustic									% remodeled		<input type="checkbox"/> Detached <input type="checkbox"/> Bsmt.					
TRIM											No. cars 2					
Stock											Walls Frame					
Special											Floor Concrete					
Painted											Roof Asph. shingle					
None											Doors Overhead					
DOORS											Dimensions 20 x 20					
1-3/8"											ACCESSORY BLDGS.					
1-3/4"											Description					
Slab											Dimensions x					
Panel											Dimensions x					
CLOSETS																

Additional Notes

Evaluation Of Improvements

1 & 2

YARD IMPROVEMENTS

Walks 110 sq. ft. @ \$ 51 = \$ 513
 Drives 896 sq. ft. @ \$ 51 = \$ 513
 Fences or walls _____ lin. ft. @ \$ _____ = \$ _____
 Patio or barbecue _____ @ \$ _____ = \$ _____
 Landscaping _____ @ \$ _____ = \$ _____
 Other _____ \$ _____
 Replacement Cost New - Yard Improvements \$ 513

BUILDINGS

Quality average

Qty. ht. no bsmt.

House: Area of 600 sq. ft. @ \$ 11.85 sq. ft. = \$ 7110
 Area of 600 sq. ft. @ \$ 18.75 sq. ft. = \$ 11250
 Garage: Area of 400 sq. ft. @ \$ 3.44 sq. ft. = \$ 1376
 Other: Area of _____ sq. ft. @ \$ _____ sq. ft. = \$ _____
 Porch: Area of 35 sq. ft. @ \$ 0.72 sq. ft. = \$ 25
 Area of 240 sq. ft. @ \$ 3.74 sq. ft. = \$ 898
 Total Replacement Cost New - Buildings \$ 20659

TOTAL REPLACEMENT COST NEW (Bldgs. + Yard Improvements) \$ 21172

DEPRECIATION: Physical depreciation 9 % \$ 1905

Functional obsolescence _____ % \$ _____

Economic obsolescence _____ % \$ _____

Less Total Depreciation \$ 1905

APPAISED VALUE - IMPROVEMENTS \$ 19267

Market Data

Assessment: Land \$ _____ Bldgs. \$ _____ Total \$ _____ + est. assessment ratio _____ = \$ _____
 Former sale of subject property: Date _____ Indicated price \$ _____ x Wenzlick multiplier _____ = \$ _____
 Date _____ Indicated price \$ _____ x Wenzlick multiplier _____ = \$ _____
 Comparable sales data: Address 452 Floral Date 1/58 Ind. price \$ 24000 x multiplier 1.00 = \$ 24000
 Variation from subject property: Identical to subject property
 Address 514 Floral Date 10/53 Ind. price \$ 23000 x multiplier 1.04 = \$ 23920
 Variation from subject property: Identical plan, frame instead of brick front
 Address 447 Floral Date 10/53 Ind. price \$ 22500 x multiplier 1.04 = \$ 23400
 Variation from subject property: Identical except for no tile in bathroom

VALUE ESTIMATE FROM THE MARKET DATA APPROACH \$ 24000

Additional Notes * Computing adjusted cost figures

Average brick one story cost	1200 sq. ft.	\$12.90**
Less no basement		1.92
		\$10.98
Average brick two story cost	1200 sq. ft.	\$19.80**
Less no basement		1.92
		\$17.88
Adjustment to base cost		
One fireplace	\$385	
Two plumbing fixtures @ \$105	210	
Disposal	100	
Dishwasher	225	
Tile in kitchen	125	
	\$1045	
\$1045 ÷ 1200 sq. ft.	=	\$0.87 per sq. ft.
One story cost adjusted	\$10.98 + \$0.87	= \$11.85 per sq. ft.
Two story cost adjusted	\$17.88 + \$0.87	= \$18.75 per sq. ft.

Summary:

Cost approach	Land	\$ 4,000
	Improvements	19,300
	Total	\$23,300
Market data approach		\$24,000
Concluded value		\$24,000

**See table on Page 67 Wenzlick Residential Appraisal Manual

APPENDIX B

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SINGLE - FAMILY DETACHED DWELLINGS

Poor Quality



Base Specifications Characteristic of Class

FOUNDATION - Masonry piers or cheap masonry foundation. No basement.

EXTERIOR WALLS - Novelty siding, shingles or composition sheathing.

ROOF - Gable roof, light-weight composition shingles or roll roofing.

FLOORS - Single flooring, 2 x 8 wood joists.

INTERIOR FINISH - Stock doors, windows, mill-work; wallboard or cheap plaster walls and ceiling.

LIGHTING - Electric lighting with stock fixtures.

PLUMBING - Cheap 3-fixture bathroom and kitchen sink.

HEATING - Stove or unit heater.

Additions to and Deductions from Base Cost

Basement	Not included in base cost. Add \$1.12 per sq. ft. for basement with dirt floor; add \$1.44 per sq. ft. for basement with concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.
Fireplaces	Not included in base cost. Add \$280 for each fireplace.
Central Heat	Not included in base cost. Add \$400 for 1-story 300-899 sq. ft.; add \$465 for 1-story 900 sq. ft. and up; add \$450 for 2-story 300-899 sq. ft.; add \$510 for 2-story 900 sq. ft. and up.
Plumbing	4 fixtures (bath and kitchen sink) included in base cost. Deduct \$625 for no plumbing; add \$65 per fixture for extra fixtures in excess of 4.
Attic	Add \$105 for stairway to unfinished attic.
Insulation	Add 13¢ per sq. ft. of area covered.
Dormers	When not included in story height, add \$30 per lin. ft.
Gutters and Downspouts	Not included in base costs, where found add 12¢ per sq. ft. of ground area.

SINGLE-FAMILY DETACHED DWELLINGS
POOR QUALITY CONSTRUCTION

FRAME

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
300	\$ 8.10	\$ 9.00	\$10.00	\$11.30	\$12.60	\$14.40	300
350	7.70	8.50	9.50	10.60	12.00	13.60	350
400	7.30	8.10	9.00	10.00	11.40	12.90	400
450	6.90	7.70	8.50	9.40	10.80	12.30	450
500	6.60	7.30	8.10	9.00	10.20	11.70	500
550	6.20	6.90	7.70	8.60	9.60	11.10	550
600	5.90	6.60	7.30	8.20	9.10	10.50	600
650	5.70	6.30	7.00	7.80	8.80	10.10	650
700	5.50	6.10	6.80	7.60	8.50	9.80	700
750	5.40	6.00	6.60	7.40	8.30	9.50	750
800	5.30	5.90	6.40	7.20	8.10	9.30	800
850	5.20	5.80	6.30	7.10	7.90	9.10	850
900	5.10	5.70	6.20	7.00	7.80	8.90	900
950	5.00	5.60	6.20	6.90	7.70	8.80	950
1000	4.90	5.50	6.10	6.80	7.60	8.70	1000
1050	4.90	5.40	6.00	6.70	7.50	8.60	1050
1100	4.80	5.40	6.00	6.70	7.40	8.60	1100
1150	4.80	5.30	5.90	6.60	7.40	8.50	1150
1200	4.70	5.30	5.90	6.60	7.30	8.40	1200

SINGLE - FAMILY DETACHED DWELLINGS
POOR QUALITY CONSTRUCTION

STUCCO

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
300	\$ 9.30	\$10.50	\$11.50	\$13.00	\$14.40	\$16.60	300
350	8.90	10.00	10.90	12.30	13.70	15.70	350
400	8.50	9.50	10.40	11.70	13.00	15.00	400
450	8.10	9.00	9.90	11.10	12.30	14.30	450
500	7.70	8.50	9.40	10.50	11.60	13.60	500
550	7.10	8.00	8.90	9.90	11.00	12.90	550
600	6.80	7.60	8.40	9.40	10.50	12.20	600
650	6.50	7.30	8.10	9.00	10.10	11.60	650
700	6.30	7.00	7.80	8.70	9.80	11.20	700
750	6.20	6.80	7.60	8.50	9.50	10.90	750
800	6.10	6.70	7.40	8.30	9.30	10.70	800
850	6.00	6.60	7.30	8.10	9.10	10.50	850
900	5.90	6.50	7.20	8.00	8.90	10.30	900
950	5.80	6.40	7.10	7.90	8.80	10.10	950
1000	5.70	6.30	7.00	7.80	8.70	10.00	1000
1050	5.60	6.20	6.90	7.70	8.60	9.90	1050
1100	5.50	6.20	6.90	7.70	8.50	9.90	1100
1150	5.50	6.10	6.80	7.60	8.50	9.80	1150
1200	5.40	6.10	6.80	7.60	8.40	9.70	1200

SINGLE - FAMILY DETACHED DWELLINGS
POOR QUALITY CONSTRUCTION

CONCRETE BLOCK

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
300	\$ 9.10	\$10.15	\$11.25	\$12.75	\$14.10	\$16.20	300
350	8.65	9.55	10.65	12.05	13.40	15.30	350
400	8.20	9.10	10.10	11.40	12.70	14.55	400
450	7.80	8.65	9.55	10.75	12.05	13.85	450
500	7.45	8.20	9.05	10.20	11.40	13.15	500
550	7.05	7.75	8.60	9.70	10.80	12.50	550
600	6.70	7.40	8.20	9.25	10.25	11.85	600
650	6.40	7.10	7.90	8.80	9.90	11.35	650
700	6.20	6.90	7.65	8.55	9.55	11.00	700
750	6.05	6.75	7.45	8.35	9.30	10.70	750
800	5.95	6.60	7.25	8.15	9.10	10.45	800
850	5.85	6.45	7.10	8.00	8.90	10.25	850
900	5.75	6.35	7.00	7.90	8.75	10.05	900
950	5.65	6.25	7.00	7.80	8.65	9.90	950
1000	5.55	6.15	6.90	7.70	8.55	9.80	1000
1050	5.50	6.10	6.80	7.60	8.45	9.70	1050
1100	5.40	6.05	6.75	7.55	8.35	9.65	1100
1150	5.40	5.95	6.65	7.45	8.30	9.55	1150
1200	5.35	5.95	6.65	7.45	8.20	9.45	1200

SINGLE - FAMILY DETACHED DWELLINGS
POOR QUALITY CONSTRUCTION

BRICK

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
300	\$10.10	\$11.30	\$12.50	\$14.20	\$15.60	\$18.00	300
350	9.60	10.60	11.80	13.50	14.80	17.00	350
400	9.10	10.10	11.20	12.80	14.00	16.20	400
450	8.70	9.60	10.60	12.10	13.30	15.40	450
500	8.30	9.10	10.00	11.40	12.60	14.60	500
550	7.90	8.60	9.50	10.80	12.00	13.90	550
600	7.50	8.20	9.10	10.30	11.40	13.20	600
650	7.10	7.90	8.80	9.80	11.00	12.60	650
700	6.90	7.70	8.50	9.50	10.60	12.20	700
750	6.70	7.50	8.30	9.30	10.30	11.90	750
800	6.60	7.30	8.10	9.10	10.10	11.60	800
850	6.50	7.10	7.90	8.90	9.90	11.40	850
900	6.40	7.00	7.80	8.80	9.70	11.20	900
950	6.30	6.90	7.80	8.70	9.60	11.00	950
1000	6.20	6.80	7.70	8.60	9.50	10.90	1000
1050	6.10	6.80	7.60	8.50	9.40	10.80	1050
1100	6.00	6.70	7.50	8.40	9.30	10.70	1100
1150	6.00	6.60	7.40	8.30	9.20	10.60	1150
1200	6.00	6.60	7.40	8.30	9.10	10.50	1200

SINGLE - FAMILY DETACHED DWELLINGS

Below Average



Base Specifications Characteristic of Class

FOUNDATION - Rubble masonry, concrete block; basement with concrete floor.

EXTERIOR WALLS - Novelty siding, asbestos shingles or poor brick job.

ROOF - Gable roof with composition shingles; some flashing and metal work.

FLOORS - Subflooring with pine or low grade hardwood finished flooring.

INTERIOR FINISH - Fair grade of doors, windows, millwork; some shelving, cabinet; plaster or plasterboard walls and ceilings.

LIGHTING - Electric lighting, fair fixtures; several outlets.

PLUMBING - Fair grade 3-fixture bathroom, kitchen sink.

HEATING - Pipeless furnace or below average grade warm air furnace hot water boiler or floor furnace.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base cost. Deduct \$ 1.92 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.								
Fireplaces	None included in base cost. Add \$320 for each fireplace.								
Central Heat	Cheap manual-type heating system included in base costs. Deduct for no central heat 300-899 sq. ft., 1-story \$400, 2-story \$450; 900 sq. ft. and over, 1-story \$465, 2-story \$510. For a superior heating system add:								
	300-599 sq. ft.			600-899 sq. ft.			900 and over		
	1-story	2-story	3-story	1-story	2-story	3-story	1-story	2-story	3-story
Forced warm air	\$ 240	\$ 385	\$ 530	\$ 320	\$ 510	\$ 705	\$ 400	\$ 640	\$ 880
Hot water	800	1040	1280	1040	1280	1520	1280	1600	1920
Plumbing	A 3-fixture bath and kitchen sink included in base costs. Add or deduct for more or less than 4 fixtures at the rate of \$80 per fixture.								
Attic	Add \$120 for stairway to unfinished attic.								
Tile Work	No tile included in base cost. Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For sq. ft. costs see list of general adds and deducts.								
Insulation	None included in base costs. Add for all insulation at 13¢ per sq. ft. of area covered.								
Dormers	When not included in story height, add \$35 per lin. ft.								
Gutters and Downspouts	Not included in base costs, where found add 15¢ per sq. ft. of ground area.								

SINGLE-FAMILY DETACHED DWELLINGS
BELOW AVERAGE CONSTRUCTION

FRAME OR CONCRETE BLOCK

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
300	\$15.30	\$16.90	\$18.80	\$21.20	\$23.50	\$27.00	\$30.60	300
350	14.50	15.90	17.70	20.10	22.20	25.40	28.90	350
400	13.80	15.10	16.70	19.10	21.00	24.00	27.40	400
450	13.10	14.40	15.90	18.20	19.90	22.80	26.00	450
500	12.40	13.70	15.10	17.30	18.90	21.70	24.60	500
550	11.70	13.00	14.40	16.40	18.00	20.70	23.40	550
600	11.10	12.30	13.70	15.50	17.10	19.70	22.20	600
650	10.70	11.90	13.20	14.80	16.50	19.00	21.40	650
700	10.40	11.50	12.80	14.30	15.90	18.30	20.70	700
750	10.10	11.10	12.50	14.00	15.50	17.80	20.20	750
800	9.80	10.80	12.20	13.70	15.20	17.40	19.70	800
850	9.60	10.60	11.90	13.40	14.90	17.10	19.40	850
900	9.50	10.50	11.70	13.10	14.60	16.80	19.10	900
950	9.40	10.40	11.50	12.90	14.40	16.60	18.80	950
1000	9.30	10.30	11.40	12.80	14.20	16.40	18.50	1000
1050	9.20	10.20	11.30	12.70	14.10	16.20	18.40	1050
1100	9.10	10.10	11.20	12.60	14.00	16.10	18.30	1100
1150	9.00	10.10	11.10	12.60	13.90	16.00	18.20	1150
1200	9.00	10.00	11.10	12.50	13.80	15.90	18.10	1200
1250	9.00	10.00	11.00	12.40	13.70	15.80	18.00	1250
1300	8.90	9.90	11.00	12.30	13.70	15.70	17.90	1300
1350	8.90	9.90	10.90	12.30	13.60	15.60	17.80	1350
1400	8.90	9.80	10.90	12.20	13.60	15.60	17.70	1400
1450	8.80	9.80	10.80	12.20	13.50	15.50	17.60	1450
1500	8.80	9.70	10.80	12.20	13.50	15.50	17.60	1500
1550	8.70	9.70	10.70	12.10	13.40	15.40	17.50	1550
1600	8.70	9.70	10.70	12.10	13.40	15.40	17.50	1600

SINGLE - FAMILY DETACHED DWELLINGS
BELOW AVERAGE CONSTRUCTION

BRICK VENEER OR STUCCO

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
300	\$16.20	\$17.80	\$19.70	\$22.30	\$24.70	\$28.40	\$32.10	300
350	15.40	16.80	18.60	21.10	23.30	26.70	30.40	350
400	14.60	16.00	17.50	20.10	22.10	25.20	28.80	400
450	13.80	15.20	16.70	19.10	20.90	23.90	27.30	450
500	13.00	14.40	15.90	18.10	19.90	22.80	25.80	500
550	12.30	13.60	15.10	17.10	18.90	21.70	24.60	550
600	11.70	12.90	14.40	16.10	18.00	20.70	23.40	600
650	11.20	12.40	13.90	15.50	17.30	20.00	22.60	650
700	10.90	12.10	13.40	15.00	16.70	19.30	21.90	700
750	10.60	11.80	13.10	14.70	16.30	18.80	21.20	750
800	10.40	11.50	12.80	14.40	16.00	18.40	20.70	800
850	10.20	11.20	12.60	14.10	15.70	18.00	20.30	850
900	10.00	11.00	12.40	13.80	15.40	17.70	20.00	900
950	9.90	10.80	12.20	13.60	15.10	17.40	19.70	950
1000	9.80	10.70	12.00	13.40	14.90	17.20	19.40	1000
1050	9.70	10.60	11.90	13.30	14.80	17.00	19.20	1050
1100	9.60	10.60	11.80	13.20	14.70	16.80	19.00	1100
1150	9.50	10.50	11.70	13.10	14.60	16.70	18.90	1150
1200	9.40	10.40	11.70	13.00	14.50	16.60	18.80	1200
1250	9.40	10.40	11.60	12.90	14.40	16.60	18.70	1250
1300	9.40	10.30	11.60	12.90	14.40	16.50	18.60	1300
1350	9.30	10.30	11.50	12.90	14.30	16.40	18.50	1350
1400	9.30	10.30	11.50	12.80	14.30	16.40	18.50	1400
1450	9.30	10.20	11.30	12.80	14.20	16.30	18.50	1450
1500	9.20	10.20	11.30	12.80	14.20	16.30	18.40	1500
1550	9.20	10.20	11.20	12.70	14.10	16.20	18.40	1550
1600	9.20	10.20	11.20	12.70	14.10	16.20	18.40	1600

SINGLE - FAMILY DETACHED DWELLINGS
BELOW AVERAGE CONSTRUCTION

BRICK AND STONE

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
300	\$16.80	\$18.60	\$20.70	\$23.30	\$25.90	\$29.70	\$33.70	300
350	16.00	17.50	19.50	22.10	24.40	27.90	31.80	350
400	15.20	16.70	18.40	21.00	23.10	26.40	30.10	400
450	14.40	15.90	17.50	20.00	21.90	25.10	28.60	450
500	13.60	15.10	16.60	19.00	20.80	23.90	27.10	500
550	12.90	14.30	15.80	18.00	19.80	22.80	25.70	550
600	12.20	13.50	15.10	17.10	18.80	21.70	24.40	600
650	11.80	13.10	14.50	16.30	18.20	20.90	23.50	650
700	11.40	12.70	14.10	15.80	17.60	20.10	22.80	700
750	11.10	12.30	13.70	15.30	17.10	19.60	22.20	750
800	10.80	12.00	13.40	15.00	16.70	19.10	21.70	800
850	10.60	11.80	13.10	14.70	16.40	18.80	21.30	850
900	10.50	11.60	12.90	14.40	16.10	18.50	21.00	900
950	10.40	11.40	12.70	14.20	15.80	18.20	20.70	950
1000	10.30	11.20	12.50	14.00	15.60	18.00	20.40	1000
1050	10.20	11.10	12.40	13.90	15.50	17.80	20.20	1050
1100	10.10	11.10	12.30	13.80	15.40	17.60	20.00	1100
1150	10.10	11.00	12.20	13.70	15.30	17.50	19.80	1150
1200	10.00	11.00	12.20	13.60	15.20	17.40	19.70	1200
1250	10.00	10.90	12.10	13.50	15.10	17.40	19.60	1250
1300	9.90	10.90	12.10	13.50	15.10	17.30	19.50	1300
1350	9.90	10.80	12.00	13.40	15.00	17.20	19.40	1350
1400	9.80	10.80	12.00	13.40	15.00	17.20	19.40	1400
1450	9.80	10.80	11.90	13.40	14.90	17.10	19.40	1450
1500	9.70	10.70	11.90	13.30	14.90	17.10	19.30	1500
1550	9.70	10.70	11.80	13.30	14.70	17.00	19.20	1550
1600	9.70	10.70	11.80	13.30	14.70	16.90	19.20	1600

SINGLE - FAMILY DETACHED DWELLINGS

Average



Base Specifications Characteristic of Class

FOUNDATION - Rubble masonry, concrete or concrete block; basement with concrete floor.

EXTERIOR WALLS - Average grade frame siding or shingles or average brick job or good stucco over frame.

ROOF - Gable or hip; medium-weight asphalt shingles; galvanized iron gutters and conductors.

FLOORS - Good grade pine or average hardwood flooring; tile floor in bath.

INTERIOR FINISH - Average grade of doors, windows, millwork; cabinets and shelving; good quality plaster or plasterboard walls and ceiling. Tile wainscot in bath.

LIGHTING - Electric lighting, average grade fixtures; outlets in all rooms.

PLUMBING - Average 3-fixture bathroom, kitchen sink.

HEATING - Forced hot air, automatic oil or gas fired furnace.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base cost. Deduct \$ 1.92 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.								
Fireplaces	Not included in base cost. Add \$385 for each fireplace.								
Automatic Heat	Average automatic hot air heating plant included in base cost. Deduct \$360 for no automatic heat. For hot water or steam add:								
	300-599 sq. ft.			600-899 sq. ft.			900 and over		
	1-story	2-story	3-story	1-story	2-story	3-story	1-story	2-story	3-story
	\$560	\$655	\$750	\$720	\$850	\$975	\$880	\$1040	\$1200
Plumbing	A 3-fixture bath and kitchen sink included in base costs. Add or deduct for more or less than 4 fixtures at the rate of \$105 per fixture.								
Attic	Add \$160 for stairway to unfinished attic.								
Tile Work	One tile bath included in base cost. Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For sq. ft. costs see list of general adds and deducts.								
Roofing	Average weight asphalt shingles included in base cost. For asbestos shingle roof add 16¢ per sq. ft. of building area. For slate or tile add 32¢ per sq. ft. of building area.								
Insulation	None included in base cost. Add for all insulation at 13¢ per sq. ft. of area covered.								
Dormers	When not included in story height, add \$40 per lin. ft.								
Gutters and Downspouts	Included in base cost. Deduct for no gutters and downspouts 15¢ per sq. ft. of ground area.								

SINGLE-FAMILY DETACHED DWELLINGS
AVERAGE CONSTRUCTION

FRAME

Ground Area Sq. Ft.	BASE COSTS PER SQUARE FOOT OF GROUND AREA							Ground Area Sq. Ft.
	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	
500	\$16.60	\$18.40	\$20.40	\$23.00	\$25.50	\$29.30	\$33.20	500
550	15.60	17.30	19.20	21.60	24.00	27.60	31.20	550
600	14.80	16.40	18.30	20.50	22.80	26.20	29.60	600
650	14.30	15.80	17.60	19.70	22.00	25.30	28.60	650
700	13.80	15.30	17.00	19.00	21.20	24.40	27.60	700
750	13.40	14.90	16.60	18.60	20.70	23.80	26.90	750
800	13.10	14.60	16.20	18.20	20.20	23.20	26.30	800
850	12.90	14.30	15.80	17.80	19.80	22.80	25.80	850
900	12.70	14.00	15.60	17.50	19.50	22.40	25.40	900
950	12.50	13.80	15.40	17.30	19.20	22.10	25.00	950
1000	12.30	13.60	15.20	17.10	19.00	21.80	24.70	1000
1050	12.20	13.50	15.00	16.90	18.80	21.60	24.40	1050
1100	12.10	13.40	14.90	16.70	18.60	21.40	24.20	1100
1150	12.00	13.30	14.80	16.60	18.40	21.20	24.00	1150
1200	11.90	13.20	14.70	16.50	18.30	21.10	23.80	1200
1250	11.90	13.10	14.60	16.40	18.20	21.00	23.70	1250
1300	11.80	13.10	14.60	16.40	18.20	20.90	23.60	1300
1350	11.80	13.00	14.50	16.30	18.10	20.80	23.50	1350
1400	11.80	13.00	14.50	16.30	18.10	20.80	23.50	1400
1450	11.70	13.00	14.40	16.20	18.00	20.70	23.40	1450
1500	11.70	12.90	14.40	16.20	18.00	20.70	23.40	1500
1550	11.70	12.90	14.30	16.10	17.90	20.60	23.30	1550
1600	11.70	12.90	14.30	16.10	17.90	20.60	23.30	1600
1650	11.60	12.80	14.30	16.10	17.90	20.60	23.20	1650
1700	11.60	12.80	14.20	16.00	17.80	20.50	23.20	1700
1750	11.60	12.80	14.20	16.00	17.80	20.50	23.10	1750
1800	11.60	12.80	14.20	16.00	17.80	20.50	23.10	1800

SINGLE-FAMILY DETACHED DWELLINGS
AVERAGE CONSTRUCTION

STUCCO AND BRICK VENEER

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
500	\$17.40	\$19.30	\$21.40	\$24.20	\$26.80	\$30.80	\$34.90	500
550	16.40	18.20	20.20	22.70	25.20	29.00	32.80	550
600	15.50	17.20	19.20	21.50	23.90	27.50	31.10	600
650	15.00	16.60	18.50	20.70	23.10	26.50	30.00	650
700	14.50	16.10	17.90	20.00	22.30	25.60	29.00	700
750	14.10	15.60	17.40	19.50	21.70	25.00	28.30	750
800	13.80	15.30	17.00	19.10	21.20	24.40	27.60	800
850	13.50	15.00	16.60	18.70	20.80	23.90	27.10	850
900	13.30	14.70	16.40	18.40	20.40	23.50	26.70	900
950	13.10	14.50	16.20	18.20	20.10	23.20	26.30	950
1000	12.90	14.30	16.00	18.00	19.90	22.90	25.90	1000
1050	12.80	14.20	15.80	17.80	19.70	22.70	25.60	1050
1100	12.70	14.10	15.60	17.60	19.50	22.50	25.40	1100
1150	12.60	14.00	15.50	17.40	19.30	22.30	25.20	1150
1200	12.50	13.90	15.40	17.30	19.20	22.20	25.00	1200
1250	12.50	13.80	15.30	17.20	19.10	22.10	24.90	1250
1300	12.40	13.80	15.30	17.20	19.00	22.00	24.80	1300
1350	12.40	13.70	15.20	17.10	19.00	21.90	24.70	1350
1400	12.40	13.70	15.20	17.10	19.00	21.80	24.70	1400
1450	12.30	13.70	15.10	17.00	18.90	21.70	24.60	1450
1500	12.30	13.60	15.10	17.00	18.90	21.70	24.60	1500
1550	12.30	13.60	15.00	16.90	18.80	21.60	24.50	1550
1600	12.30	13.60	15.00	16.90	18.80	21.60	24.50	1600
1650	12.20	13.50	15.00	16.90	18.70	21.60	24.40	1650
1700	12.20	13.50	14.90	16.80	18.60	21.60	24.40	1700
1750	12.20	13.40	14.90	16.80	18.60	21.50	24.30	1750
1800	12.20	13.40	14.90	16.80	18.60	21.50	24.30	1800

SINGLE - FAMILY DETACHED DWELLINGS
AVERAGE CONSTRUCTION

BRICK

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
500	\$17.90	\$19.90	\$22.00	\$24.80	\$27.50	\$31.60	\$35.90	500
550	16.90	18.70	20.70	23.30	25.90	29.80	33.70	550
600	16.00	17.70	19.80	22.10	24.60	28.30	32.00	600
650	15.40	17.10	19.00	21.30	23.80	27.30	30.90	650
700	14.90	16.50	18.40	20.50	22.90	26.40	29.80	700
750	14.50	16.10	17.90	20.00	22.40	25.70	29.10	750
800	14.20	15.70	17.50	19.60	21.90	25.10	28.40	800
850	13.90	15.40	17.10	19.20	21.40	24.60	27.90	850
900	13.70	15.10	16.80	18.80	21.00	24.20	27.40	900
950	13.50	14.90	16.60	18.60	20.70	23.80	27.00	950
1000	13.30	14.70	16.40	18.40	20.50	23.50	26.70	1000
1050	13.20	14.60	16.20	18.20	20.30	23.30	26.40	1050
1100	13.10	14.50	16.10	18.00	20.10	23.10	26.10	1100
1150	13.00	14.40	16.00	17.90	19.90	22.90	25.90	1150
1200	12.90	14.30	15.90	17.80	19.80	22.80	25.70	1200
1250	12.90	14.20	15.80	17.70	19.70	22.70	25.60	1250
1300	12.80	14.10	15.80	17.70	19.70	22.60	25.50	1300
1350	12.70	14.00	15.70	17.60	19.60	22.50	25.40	1350
1400	12.70	14.00	15.70	17.60	19.50	22.50	25.40	1400
1450	12.60	14.00	15.60	17.50	19.40	22.40	25.30	1450
1500	12.60	13.90	15.60	17.50	19.40	22.40	25.30	1500
1550	12.60	13.90	15.50	17.40	19.30	22.30	25.20	1550
1600	12.60	13.90	15.40	17.40	19.30	22.30	25.20	1600
1650	12.50	13.80	15.40	17.40	19.30	22.30	25.10	1650
1700	12.50	13.80	15.30	17.30	19.20	22.20	25.00	1700
1750	12.50	13.80	15.30	17.30	19.20	22.10	24.90	1750
1800	12.50	13.80	15.30	17.30	19.20	22.10	24.90	1800

SINGLE - FAMILY DETACHED DWELLINGS
AVERAGE CONSTRUCTION

STONE

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
500	\$18.60	\$20.60	\$22.90	\$25.80	\$28.60	\$32.80	\$37.20	500
550	17.50	19.40	21.50	24.20	26.90	30.90	34.90	550
600	16.60	18.40	20.50	23.00	25.50	29.30	33.20	600
650	16.00	17.70	19.70	22.10	24.60	28.30	32.00	650
700	15.50	17.10	19.00	21.30	23.70	27.30	30.90	700
750	15.00	16.70	18.50	20.80	23.20	26.60	30.10	750
800	14.70	16.30	18.10	20.30	22.70	26.00	29.50	800
850	14.40	16.00	17.80	19.90	22.20	25.50	28.90	850
900	14.20	15.70	17.50	19.60	21.80	25.10	28.40	900
950	14.00	15.40	17.20	19.40	21.50	24.80	28.00	950
1000	13.80	15.20	17.00	19.20	21.20	24.50	27.60	1000
1050	13.70	15.10	16.80	19.00	21.00	24.20	27.30	1050
1100	13.60	15.00	16.70	18.80	20.80	23.90	27.10	1100
1150	13.50	14.90	16.60	18.60	20.60	23.70	26.90	1150
1200	13.40	14.80	16.50	18.50	20.50	23.60	26.70	1200
1250	13.30	14.70	16.40	18.40	20.40	23.50	26.50	1250
1300	13.20	14.70	16.40	18.40	20.40	23.40	26.40	1300
1350	13.20	14.60	16.30	18.30	20.30	23.30	26.30	1350
1400	13.20	14.60	16.20	18.30	20.30	23.30	26.30	1400
1450	13.10	14.60	16.10	18.20	20.20	23.20	26.20	1450
1500	13.10	14.50	16.10	18.10	20.20	23.20	26.20	1500
1550	13.10	14.50	16.00	18.00	20.10	23.10	26.10	1550
1600	13.10	14.50	16.00	18.00	20.10	23.10	26.10	1600
1650	13.00	14.40	16.00	18.00	20.10	23.10	26.00	1650
1700	13.00	14.40	15.90	17.90	19.90	23.00	26.00	1700
1750	13.00	14.30	15.90	17.90	19.90	23.00	25.90	1750
1800	13.00	14.30	15.90	17.90	19.90	23.00	25.90	1800

SINGLE - FAMILY DETACHED DWELLINGS

Above Average



Base Specifications Characteristic of Class

FOUNDATION - Heavy masonry or concrete; basement with concrete floor.

EXTERIOR WALLS - Good grade siding or shingles or face brick, may also be stucco over masonry or average grade stone job.

ROOF - Gable or hip roof with heavy-weight shingles; good grade of sheet metal work and drainage system.

FLOORS - Good grade hardwood flooring throughout; tiled bathroom floor and wainscoting.

INTERIOR FINISH - Good grade of doors, windows, millwork; lath and 3 coats of plaster on walls and ceiling, or top grade dry wall $\frac{1}{2}$ " thick or better; tiled wainscoting in bath.

LIGHTING - Electric wiring in conduit; good grade of fixtures; extra outlets.

PLUMBING - Built-in bathroom fixtures with shower bath; built-in kitchen sink and cabinets.

HEATING - Hot water or steam boiler with automatic gas or oil firing.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base costs. Deduct \$1.92 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.
Fireplaces	Not included in base cost. Add \$480 for each fireplace.
Plumbing	A 3-fixture bath and kitchen sink included in base costs. Add for more than 4 fixtures at the rate of \$130 per fixture.
Attic	Add \$200 for stairway to unfinished attic.
Tile Work	One tile bath included in base cost. Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For sq. ft. costs see list of general adds and deducts.
Roofing	Heavy asphalt shingle or asbestos shingle roof included in base cost. Add 32¢ per sq. ft. of building area for slate or tile.
Insulation	None included in base cost. Add for all insulation at 13¢ per sq. ft. of area covered.
Dormers	When not included in story height, add \$45 per lin. ft.

SINGLE-FAMILY DETACHED DWELLINGS
ABOVE AVERAGE CONSTRUCTION

FRAME AND CONCRETE BLOCK

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
500	\$19.90	\$22.10	\$24.50	\$27.60	\$30.60	\$35.20	\$39.80	500
550	18.70	20.80	23.00	25.90	28.80	33.10	37.40	550
600	17.80	19.70	22.00	24.60	27.40	31.40	35.50	600
650	17.20	19.00	21.10	23.60	26.40	30.30	34.30	650
700	16.60	18.40	20.40	22.80	25.40	29.30	33.10	700
750	16.10	17.90	19.90	22.30	24.80	28.40	32.30	750
800	15.70	17.50	19.40	21.80	24.20	27.70	31.60	800
850	15.40	17.10	19.00	21.40	23.80	27.30	31.00	850
900	15.20	16.80	18.70	21.00	23.40	26.90	30.50	900
950	15.00	16.50	18.40	20.70	23.00	26.50	30.00	950
1000	14.80	16.30	18.20	20.40	22.80	26.20	29.60	1000
1050	14.70	16.20	18.00	20.20	22.60	25.90	29.30	1050
1100	14.60	16.10	17.90	20.00	22.40	25.60	29.00	1100
1150	14.50	16.00	17.80	19.90	22.20	25.40	28.80	1150
1200	14.40	15.90	17.70	19.80	22.00	25.30	28.60	1200
1250	14.30	15.80	17.60	19.70	21.80	25.20	28.40	1250
1300	14.20	15.70	17.50	19.70	21.80	25.10	28.30	1300
1350	14.20	15.60	17.40	19.60	21.70	25.00	28.20	1350
1400	14.20	15.60	17.40	19.60	21.70	24.90	28.20	1400
1450	14.10	15.60	17.30	19.50	21.60	24.80	28.10	1450
1500	14.10	15.50	17.30	19.50	21.60	24.80	28.10	1500
1550	14.00	15.50	17.20	19.40	21.50	24.70	28.00	1550
1600	14.00	15.50	17.20	19.40	21.50	24.70	28.00	1600
1650	13.90	15.40	17.20	19.30	21.50	24.70	27.90	1650
1700	13.90	15.40	17.00	19.20	21.40	24.60	27.80	1700
1750	13.90	15.40	17.00	19.20	21.40	24.60	27.70	1750
1800	13.90	15.40	17.00	19.20	21.40	24.60	27.70	1800

SINGLE-FAMILY DETACHED DWELLINGS
ABOVE AVERAGE CONSTRUCTION

STUCCO

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
500	\$21.10	\$23.45	\$25.95	\$29.25	\$32.45	\$37.30	\$42.20	500
550	19.80	22.05	24.40	27.45	30.55	35.10	39.65	550
600	18.85	20.90	23.30	26.10	29.05	33.30	37.65	600
650	18.20	20.10	22.35	25.00	28.00	32.20	36.35	650
700	17.60	19.50	21.65	24.20	26.95	31.05	35.10	700
750	17.05	19.00	21.10	23.65	26.30	30.10	34.25	750
800	16.65	18.55	20.55	23.10	25.65	29.35	33.50	800
850	16.35	18.15	20.15	22.70	25.20	28.90	32.85	850
900	16.10	17.80	19.80	22.30	24.80	28.50	32.30	900
950	15.90	17.50	19.50	22.00	24.40	28.10	31.80	950
1000	15.70	17.30	19.30	21.70	24.15	27.75	31.40	1000
1050	15.55	17.15	19.10	21.45	23.90	27.45	31.05	1050
1100	15.40	17.05	19.00	21.20	23.70	27.15	30.75	1100
1150	15.30	16.95	18.90	21.10	23.50	26.90	30.50	1150
1200	15.20	16.85	18.80	21.00	23.35	26.80	30.30	1200
1250	15.15	16.75	18.70	20.95	23.20	26.70	30.10	1250
1300	15.10	16.65	18.60	20.90	23.10	26.60	30.00	1300
1350	15.05	16.55	18.50	20.85	23.00	26.50	29.90	1350
1400	15.05	16.55	18.40	20.80	23.00	26.40	29.90	1400
1450	14.95	16.55	18.35	20.75	22.90	26.30	29.80	1450
1500	14.95	16.45	18.30	20.65	22.90	26.30	29.80	1500
1550	14.85	16.45	18.25	20.55	22.80	26.20	29.70	1550
1600	14.85	16.45	18.20	20.50	22.80	26.20	29.65	1600
1650	14.85	16.35	18.15	20.45	22.80	26.20	29.55	1650
1700	14.75	16.35	18.10	20.40	22.70	26.10	29.45	1700
1750	14.75	16.35	18.05	20.35	22.70	26.10	29.35	1750
1800	14.75	16.35	18.00	20.35	22.70	26.10	29.35	1800

SINGLE-FAMILY DETACHED DWELLINGS
ABOVE AVERAGE CONSTRUCTION

BRICK VENEER

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
500	\$20.90	\$23.20	\$25.70	\$29.00	\$32.10	\$37.00	\$41.80	500
550	19.00	21.80	24.20	27.20	30.20	34.80	39.30	550
600	18.70	20.70	23.10	25.80	28.80	33.00	37.30	600
650	18.00	20.00	22.20	24.80	27.70	31.90	36.00	650
700	17.40	19.30	21.40	23.90	26.70	30.80	34.80	700
750	16.90	18.80	20.90	23.40	26.00	30.00	33.90	750
800	16.60	18.40	20.40	22.90	25.40	29.30	33.20	800
850	16.30	18.00	20.00	22.50	25.00	28.80	32.60	850
900	16.00	17.60	19.60	22.10	24.60	28.30	32.00	900
950	15.70	17.40	19.30	21.80	24.20	27.80	31.50	950
1000	15.40	17.20	19.10	21.50	23.90	27.50	31.10	1000
1050	15.30	17.00	18.90	21.20	23.60	27.20	30.80	1050
1100	15.20	16.80	18.80	21.00	23.40	26.90	30.50	1100
1150	15.10	16.70	18.70	20.90	23.20	26.70	30.20	1150
1200	15.00	16.60	18.60	20.80	23.10	26.60	30.00	1200
1250	15.00	16.50	18.50	20.70	23.00	26.50	29.80	1250
1300	14.90	16.50	18.40	20.70	22.90	26.40	29.70	1300
1350	14.90	16.40	18.30	20.60	22.80	26.30	29.60	1350
1400	14.90	16.40	18.30	20.50	22.80	26.20	29.60	1400
1450	14.80	16.40	18.20	20.40	22.70	26.10	29.50	1450
1500	14.70	16.30	18.20	20.40	22.70	26.00	29.50	1500
1550	14.70	16.30	18.10	20.30	22.60	25.90	29.40	1550
1600	14.70	16.30	18.10	20.30	22.60	25.90	29.40	1600
1650	14.60	16.20	18.10	20.30	22.60	25.90	29.30	1650
1700	14.60	16.20	18.00	20.20	22.50	25.80	29.20	1700
1750	14.60	16.20	17.90	20.20	22.50	25.80	29.10	1750
1800	14.60	16.20	17.90	20.20	22.50	25.80	29.10	1800

SINGLE - FAMILY DETACHED DWELLINGS
ABOVE AVERAGE CONSTRUCTION

BRICK

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
500	\$21.50	\$23.90	\$26.50	\$29.80	\$33.10	\$38.00	\$43.00	500
550	20.20	22.50	24.80	28.00	31.10	35.80	40.40	550
600	19.30	21.30	23.80	26.60	29.60	33.90	38.30	600
650	18.60	20.50	22.80	25.50	28.50	32.70	37.00	650
700	17.90	19.90	22.00	24.70	27.40	31.60	35.80	700
750	17.40	19.40	21.50	24.10	26.70	30.90	34.90	750
800	17.00	18.90	21.00	23.50	26.10	30.10	34.10	800
850	16.70	18.40	20.50	23.10	25.70	29.60	33.40	850
900	16.40	18.10	20.00	22.70	25.30	29.10	32.80	900
950	16.20	17.80	19.80	22.40	24.90	28.60	32.40	950
1000	16.00	17.60	19.60	22.10	24.60	28.30	32.00	1000
1050	15.80	17.50	19.40	21.80	24.30	28.00	31.60	1050
1100	15.70	17.40	19.20	21.60	24.10	27.70	31.30	1100
1150	15.60	17.30	19.10	21.50	23.90	27.40	31.10	1150
1200	15.50	17.20	19.00	21.40	23.70	27.30	30.90	1200
1250	15.40	17.10	18.90	21.30	23.50	27.20	30.70	1250
1300	15.30	17.00	18.90	21.30	23.50	27.10	30.60	1300
1350	15.30	16.90	18.80	21.20	23.40	27.00	30.50	1350
1400	15.30	16.90	18.80	21.10	23.40	26.90	30.50	1400
1450	15.20	16.80	18.70	21.00	23.30	26.80	30.40	1450
1500	15.20	16.80	18.70	21.00	23.30	26.80	30.30	1500
1550	15.10	16.70	18.60	20.90	23.20	26.70	30.20	1550
1600	15.10	16.70	18.60	20.80	23.20	26.70	30.20	1600
1650	15.00	16.60	18.50	20.80	23.20	26.70	30.00	1650
1700	15.00	16.60	18.50	20.70	23.10	26.60	30.00	1700
1750	15.00	16.50	18.40	20.70	23.10	26.60	29.90	1750
1800	15.00	16.50	18.40	20.70	23.10	26.60	29.90	1800

SINGLE - FAMILY DETACHED DWELLINGS
ABOVE AVERAGE CONSTRUCTION

STONE

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
500	\$22.30	\$24.80	\$27.40	\$30.90	\$34.30	\$39.40	\$44.60	500
550	20.90	23.30	25.80	29.00	32.30	37.10	41.90	550
600	19.90	22.10	24.60	27.60	30.70	35.20	39.80	600
650	19.20	21.20	23.60	26.40	29.60	34.10	38.40	650
700	18.60	20.60	22.90	25.60	28.50	32.80	37.10	700
750	18.00	20.10	22.30	25.00	27.80	31.80	36.20	750
800	17.60	19.60	21.70	24.40	27.10	31.00	35.40	800
850	17.30	19.20	21.30	24.00	26.60	30.50	34.70	850
900	17.00	18.80	20.90	23.60	26.20	30.10	34.10	900
950	16.80	18.50	20.60	23.30	25.80	29.70	33.60	950
1000	16.60	18.30	20.40	23.00	25.50	29.30	33.20	1000
1050	16.40	18.10	20.20	22.70	25.20	29.00	32.80	1050
1100	16.20	18.00	20.10	22.40	25.00	28.70	32.50	1100
1150	16.10	17.90	20.00	22.30	24.80	28.40	32.20	1150
1200	16.00	17.80	19.90	22.20	24.70	28.30	32.00	1200
1250	16.00	17.70	19.80	22.10	24.60	28.20	31.80	1250
1300	15.90	17.60	19.70	22.10	24.50	28.10	31.70	1300
1350	15.90	17.50	19.60	22.00	24.40	28.00	31.60	1350
1400	15.90	17.50	19.50	22.00	24.30	27.90	31.60	1400
1450	15.80	17.50	19.40	21.90	24.20	27.80	31.50	1450
1500	15.80	17.40	19.40	21.80	24.20	27.80	31.50	1500
1550	15.70	17.40	19.30	21.70	24.10	27.70	31.40	1550
1600	15.70	17.40	19.30	21.70	24.10	27.70	31.30	1600
1650	15.60	17.30	19.30	21.60	24.10	27.70	31.20	1650
1700	15.60	17.30	19.20	21.60	24.00	27.60	31.10	1700
1750	15.60	17.30	19.10	21.50	24.00	27.60	31.00	1750
1800	15.60	17.30	19.00	21.50	24.00	27.60	31.00	1800

SINGLE - FAMILY DETACHED DWELLINGS

Excellent



Base Specifications Characteristic of Class

FOUNDATION - Heavy masonry or concrete; basement with concrete floor.

EXTERIOR WALLS - Best grade clapboard or shingle or top quality face brick. May also be good stucco job over masonry or may be set stone.

ROOF - Heavy rafters, matched roof boards, wood or asbestos shingles or average weight slate (add for heavy slate or tile).

FLOORS - Best grade of hardwood flooring throughout; tiled bathroom floor.

INTERIOR FINISH - Special doors and windows, hardwood trim; 3-coat lath and plaster walls and ceiling; tile wainscoting in kitchen and bath.

LIGHTING - Electric wiring in conduit; expensive fixtures; extra outlets.

PLUMBING - High grade built-in bathroom fixtures and kitchen sink with cabinets.

HEATING - Hot water, steam or radiant heat, oil or gas fired with completely automatic controls.

Additions to and Deductions from Base Costs

Basement	Full basement with concrete floor included in base cost. Deduct \$1.92 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.					
Fireplaces	Not included in base cost. Add \$600 for each fireplace.					
Heating	For warm air heat deduct:					
	600-899 sq. ft.			900 and over		
	1-story	2-story	3-story	1-story	2-story	3-story
	\$720	\$850	\$975	\$880	\$1040	\$1200
Plumbing	A 3-fixture bath and kitchen sink included in base cost. Add for more than 4 fixtures at the rate of \$175 per fixture.					
Attic	Add \$240 for stairway to unfinished attic.					
Tile Work	One tile bath included in base cost. Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For sq. ft. costs see list of general adds and deducts.					
Roofing	Slate or tile included in base cost. Deduct 48¢ per sq. ft. for asbestos, asphalt or wood shingles.					
Insulation	None included in base cost. Add for all insulation at 13¢ per sq. ft. of area covered.					
Dormers	When not included in story height, add \$50 per lin. ft.					

SINGLE - FAMILY DETACHED DWELLINGS
EXCELLENT QUALITY CONSTRUCTION

FRAME

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
700	\$20.70	\$23.00	\$25.50	\$28.50	\$31.80	\$36.60	\$41.40	700
750	20.10	22.40	24.90	27.90	31.00	35.70	40.40	750
800	19.70	21.90	24.30	27.30	30.30	34.80	39.50	800
850	19.40	21.40	23.70	26.70	29.70	34.20	38.70	850
900	19.10	21.00	23.40	26.30	29.20	33.60	38.10	900
950	18.80	20.70	23.10	26.00	28.80	33.10	37.50	950
1000	18.50	20.40	22.80	25.70	28.50	32.70	37.00	1000
1050	18.30	20.20	22.50	25.40	28.20	32.40	36.60	1050
1100	18.10	20.10	22.30	25.10	27.90	32.10	36.30	1100
1150	18.00	20.00	22.10	24.90	27.60	31.80	36.00	1150
1200	17.90	19.90	22.00	24.80	27.50	31.60	35.70	1200
1250	17.80	19.80	21.90	24.70	27.40	31.40	35.50	1250
1300	17.70	19.70	21.90	24.60	27.30	31.30	35.40	1300
1350	17.70	19.60	21.80	24.50	27.20	31.20	35.30	1350
1400	17.60	19.50	21.80	24.50	27.20	31.20	35.20	1400
1450	17.60	19.50	21.70	24.40	27.00	31.10	35.10	1450
1500	17.60	19.40	21.70	24.30	27.00	31.00	35.10	1500
1550	17.50	19.40	21.60	24.30	26.90	30.90	35.00	1550
1600	17.50	19.30	21.60	24.20	26.90	30.90	35.00	1600
1650	17.40	19.30	21.50	24.20	26.80	30.90	34.90	1650
1700	17.40	19.20	21.50	24.10	26.70	30.80	34.80	1700
1750	17.30	19.20	21.40	24.10	26.70	30.80	34.70	1750
1800	17.30	19.20	21.30	24.00	26.60	30.70	34.60	1800
1850	17.20	19.10	21.20	23.90	26.50	30.70	34.50	1850
1900	17.20	19.10	21.20	23.90	26.50	30.60	34.50	1900
1950	17.10	19.10	21.10	23.80	26.40	30.60	34.40	1950
2000	17.10	19.10	21.10	23.70	26.40	30.60	34.40	2000

SINGLE - FAMILY DETACHED DWELLINGS
EXCELLENT QUALITY CONSTRUCTION

BRICK VENEER AND STUCCO

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
700	\$21.70	\$24.20	\$26.80	\$29.90	\$33.40	\$38.40	\$43.50	700
750	21.10	23.50	26.10	29.20	32.70	37.50	42.40	750
800	20.70	22.90	25.50	28.60	31.80	36.40	41.50	800
850	20.30	22.40	24.90	28.00	31.20	35.90	40.60	850
900	20.00	22.00	24.50	27.60	30.70	35.30	40.00	900
950	19.70	21.70	24.20	27.30	30.20	34.80	39.40	950
1000	19.40	21.40	23.90	27.00	29.90	34.40	38.90	1000
1050	19.20	21.20	23.60	26.70	29.60	34.00	38.40	1050
1100	19.00	21.00	23.40	26.40	29.30	33.60	38.10	1100
1150	18.90	21.00	23.30	26.30	29.00	33.30	37.80	1150
1200	18.80	20.90	23.20	26.20	28.90	33.20	37.50	1200
1250	18.80	20.80	23.10	26.10	28.80	33.10	37.30	1250
1300	18.70	20.70	23.00	26.00	28.70	33.00	37.20	1300
1350	18.60	20.60	22.90	25.90	28.60	32.90	37.10	1350
1400	18.60	20.60	22.90	25.80	28.50	32.80	37.10	1400
1450	18.50	20.50	22.80	25.70	28.40	32.70	37.00	1450
1500	18.50	20.50	22.70	25.60	28.40	32.60	36.90	1500
1550	18.40	20.40	22.60	25.50	28.30	32.50	36.80	1550
1600	18.40	20.40	22.60	25.40	28.20	32.50	36.70	1600
1650	18.30	20.30	22.50	25.40	28.20	32.40	36.60	1650
1700	18.30	20.30	22.40	25.30	28.10	32.30	36.50	1700
1750	18.20	20.20	22.40	25.30	28.10	32.30	36.40	1750
1800	18.20	20.20	22.40	25.20	28.00	32.20	36.40	1800
1850	18.10	20.10	22.30	25.10	27.90	32.20	36.30	1850
1900	18.10	20.10	22.30	25.10	27.90	32.10	36.20	1900
1950	18.00	20.00	22.20	25.00	27.80	32.10	36.10	1950
2000	18.00	20.00	22.20	24.90	27.70	32.10	36.10	2000

SINGLE-FAMILY DETACHED DWELLINGS
EXCELLENT QUALITY CONSTRUCTION

BRICK

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
700	\$22.40	\$24.80	\$27.60	\$30.80	\$34.30	\$39.50	\$44.70	700
750	21.70	24.20	26.90	30.10	33.40	38.50	43.60	750
800	21.30	23.70	26.20	29.50	32.70	37.60	42.70	800
850	20.90	23.20	25.70	28.90	32.10	36.90	41.80	850
900	20.60	22.70	25.30	28.50	31.60	36.30	41.10	900
950	20.30	22.30	24.90	28.10	31.20	35.70	40.50	950
1000	20.00	22.00	24.60	27.70	30.80	35.30	40.00	1000
1050	19.80	21.80	24.40	27.40	30.40	35.00	39.50	1050
1100	19.60	21.70	24.20	27.10	30.10	34.70	39.20	1100
1150	19.40	21.60	24.00	26.90	29.80	34.40	38.90	1150
1200	19.30	21.50	23.80	26.80	29.70	34.20	38.60	1200
1250	19.30	21.40	23.70	26.70	29.60	34.00	38.40	1250
1300	19.20	21.40	23.60	26.60	29.50	33.80	38.20	1300
1350	19.20	21.30	23.50	26.50	29.40	33.70	38.10	1350
1400	19.10	21.20	23.50	26.40	29.30	33.70	38.00	1400
1450	19.00	21.10	23.40	26.30	29.20	33.60	37.90	1450
1500	19.00	21.10	23.30	26.20	29.20	33.60	37.90	1500
1550	18.90	21.00	23.30	26.10	29.10	33.50	37.80	1550
1600	18.90	21.00	23.20	26.10	29.10	33.40	37.70	1600
1650	18.80	20.90	23.20	26.00	29.00	33.40	37.60	1650
1700	18.80	20.90	23.10	26.00	28.90	33.30	37.60	1700
1750	18.70	20.80	23.00	25.90	28.80	33.30	37.50	1750
1800	18.70	20.80	23.00	25.90	28.80	33.20	37.40	1800
1850	18.60	20.70	22.90	25.80	28.70	33.10	37.30	1850
1900	18.60	20.70	22.80	25.80	28.70	33.10	37.30	1900
1950	18.50	20.60	22.80	25.70	28.60	33.00	37.20	1950
2000	18.50	20.60	22.80	25.60	28.50	33.00	37.20	2000

SINGLE-FAMILY DETACHED DWELLINGS
EXCELLENT QUALITY CONSTRUCTION

STONE

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	3- Story	Ground Area Sq. Ft.
700	\$23.20	\$25.80	\$28.60	\$31.90	\$35.60	\$41.00	\$46.40	700
750	22.50	25.10	27.90	31.30	34.80	40.00	45.30	750
800	22.10	24.50	27.20	30.60	33.90	39.00	44.20	800
850	21.70	24.00	26.60	30.00	33.30	38.30	43.30	850
900	21.30	23.50	26.20	29.50	32.80	37.60	42.60	900
950	21.00	23.10	25.80	28.00	32.30	37.10	41.90	950
1000	20.70	22.80	25.50	28.50	31.90	36.60	41.30	1000
1050	20.50	22.60	25.30	28.10	31.50	36.30	40.80	1050
1100	20.30	22.40	25.10	27.90	31.20	36.00	40.30	1100
1150	20.20	22.30	24.90	27.80	30.90	35.70	40.00	1150
1200	20.10	22.20	24.70	27.70	30.70	35.50	39.80	1200
1250	20.10	22.10	24.60	27.60	30.60	35.30	39.70	1250
1300	20.00	22.10	24.50	27.50	30.50	35.10	39.70	1300
1350	19.90	22.00	24.40	27.40	30.40	34.90	39.60	1350
1400	19.90	21.90	24.30	27.30	30.30	34.90	39.50	1400
1450	19.80	21.90	24.20	27.20	30.20	34.80	39.40	1450
1500	19.80	21.80	24.20	27.20	30.20	34.80	39.30	1500
1550	19.70	21.80	24.10	27.10	30.10	34.70	39.20	1550
1600	19.70	21.70	24.00	27.10	30.10	34.70	39.10	1600
1650	19.60	21.70	24.00	27.00	30.00	34.60	39.00	1650
1700	19.60	21.60	23.90	26.90	29.90	34.60	39.00	1700
1750	19.50	21.50	23.90	26.90	29.90	34.50	38.90	1750
1800	19.50	21.50	23.80	26.80	29.80	34.50	38.80	1800
1850	19.40	21.40	23.80	26.70	29.80	34.30	38.70	1850
1900	19.30	21.40	23.70	26.60	29.70	34.30	38.60	1900
1950	19.20	21.30	23.60	26.50	29.60	34.20	38.50	1950
2000	19.20	21.30	23.60	26.50	29.60	34.20	38.50	2000

SINGLE - FAMILY DETACHED DWELLINGS

Mansion Type



Base Specifications Characteristic of Class

This classification refers to mansion-type residences. The base specifications shown

below are to be considered minimum requirements for the class.

FOUNDATION - 12" reinforced concrete or 24" stone.

INTERIOR FINISH - Special millwork throughout; 3-coat lath and plaster with plaster molds and coves; tile wainscoting in kitchen and baths.

EXTERIOR WALLS - Top grade face or ornamental brick with stone trim, or set stone with fancy stone trim.

LIGHTING - Electric wiring in conduit; expensive fixtures; extra outlets.

ROOF - Heavy rafters, matched roof boards, heavy slate or tile roofing. Copper flashing, gutters and conductors.

PLUMBING - High grade built-in bathroom fixtures and kitchen sink with cabinets.

FLOORS - Top grade hardwood (clear), parquet, terrazzo, marble. Bath floors tile, terrazzo or marble.

HEATING - Circulating hot water or steam heat with zone controls. Completely automatic gas or oil firing.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base cost. Deduct \$2.00 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.
Fireplaces	Not included in base cost. Add \$800 for each fireplace.
Plumbing	A 3-fixture bath and kitchen sink included in base cost. Add for more than 4 fixtures at the rate of \$210 per fixture.
Attic	Add \$240 for stairway to unfinished attic.
Tile Work	One tile bath included in base cost. Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For sq. ft. costs see list of general adds and deducts.
Roofing	Heavy slate or tile included in base cost. Deduct 32¢ per sq. ft. of building area for ordinary slate or metal roofs; deduct 48¢ per sq. ft. of building area for asbestos shingles or less.
Insulation	None included in base cost. Add for all insulation at 13¢ per sq. ft. of area covered.

NOTE: Houses of this class may contain a number of unusual features not covered in the additions shown above. Therefore, each building in this class should be handled individually and the base costs shown on the following tables adjusted if necessary to cover such unusual features.

SINGLE-FAMILY DETACHED DWELLINGS
MANSION-TYPE CONSTRUCTION

FRAME AND STUCCO

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	2-3/4- Story	3- Story	Ground Area Sq. Ft.
700	\$33.49	\$37.73	\$42.03	\$46.37	\$50.70	\$62.30	\$67.94	\$73.62	700
750	32.61	36.80	41.14	45.50	49.87	61.20	65.60	72.30	750
800	31.78	36.00	40.37	44.72	49.07	60.16	65.65	71.17	800
850	31.09	35.39	39.71	44.02	48.34	59.17	64.61	70.03	850
900	30.53	34.78	39.06	43.38	47.63	58.37	63.73	69.77	900
950	30.08	34.32	38.54	42.82	47.07	57.66	62.96	68.24	950
1000	29.63	33.86	38.08	42.30	46.51	56.98	62.21	67.44	1000
1050	29.30	33.44	37.66	41.86	45.95	56.29	61.46	66.64	1050
1100	29.07	33.18	37.34	41.47	45.62	55.84	60.96	66.10	1100
1150	28.85	32.96	37.07	41.18	45.28	55.44	60.51	65.65	1150
1200	28.66	32.74	36.83	40.93	44.94	55.07	60.10	65.22	1200
1250	28.51	32.58	36.61	40.72	44.67	54.74	59.78	64.78	1250
1300	28.40	32.43	36.40	40.51	44.45	54.46	59.46	64.46	1300
1350	28.29	32.29	36.24	40.34	44.27	54.24	59.23	64.19	1350
1400	28.18	32.16	36.12	40.16	44.13	54.06	59.02	63.98	1400
1450	28.06	32.03	36.02	40.00	43.98	53.92	58.83	63.81	1450
1500	27.97	31.94	35.90	39.89	43.87	53.78	58.64	63.63	1500
1550	27.87	31.84	35.81	39.78	43.76	53.63	58.56	63.46	1550
1600	27.78	31.74	35.71	39.68	43.65	53.49	58.38	63.28	1600
1650	27.70	31.65	35.62	39.58	43.54	53.36	58.22	63.12	1650
1700	27.63	31.57	35.52	39.50	43.42	53.23	58.10	62.99	1700
1750	27.57	31.50	35.44	39.44	43.31	53.12	57.97	62.88	1750
1800	27.52	31.44	35.36	39.38	43.25	53.04	57.84	62.77	1800
1850	27.47	31.39	35.33	39.31	43.22	52.96	57.74	62.67	1850
1900	27.44	31.36	35.31	39.25	43.18	52.90	57.71	62.61	1900
1950	27.41	31.34	35.30	39.22	43.17	52.85	57.70	62.54	1950
2000	27.39	31.33	35.28	39.20	43.14	52.82	57.68	62.51	2000

Above 2000 square feet same rate as 2000 square feet.

SINGLE - FAMILY DETACHED DWELLINGS
MANSION-TYPE CONSTRUCTION

BRICK AND STONE

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/4- Story	1-1/2- Story	1-3/4- Story	2- Story	2-1/2- Story	2-3/4- Story	3- Story	Ground Area Sq. Ft.
700	\$36.83	\$41.50	\$46.24	\$51.01	\$55.79	\$68.53	\$74.72	\$80.98	700
750	35.87	40.48	45.26	50.05	54.86	67.33	73.36	79.54	750
800	34.96	39.60	44.40	49.20	53.98	66.19	72.21	78.29	800
850	34.19	39.10	43.68	48.42	53.17	65.09	71.06	77.04	850
900	33.58	38.27	42.96	47.71	52.40	64.19	70.11	75.97	900
950	33.09	37.76	42.40	47.10	51.78	63.44	69.25	75.07	950
1000	32.59	37.25	41.89	46.54	51.15	62.69	68.42	74.18	1000
1050	32.22	36.80	41.44	46.03	50.54	61.94	67.58	73.30	1050
1100	31.97	36.51	41.09	45.63	50.18	61.42	67.06	72.70	1100
1150	31.73	36.26	40.78	45.30	49.82	60.98	66.56	72.21	1150
1200	31.54	36.01	40.51	45.02	49.47	60.58	66.11	71.73	1200
1250	31.36	35.84	40.27	44.80	49.15	60.21	65.74	71.26	1250
1300	31.23	35.68	40.05	44.58	48.90	59.92	65.42	70.91	1300
1350	31.10	35.52	39.87	44.37	48.70	59.68	65.15	70.62	1350
1400	30.99	35.36	39.74	44.18	48.54	59.47	64.94	70.38	1400
1450	30.88	35.25	39.62	44.00	48.40	59.30	64.74	70.19	1450
1500	30.77	35.12	39.50	43.87	48.26	59.14	64.52	70.00	1500
1550	30.66	34.99	39.39	43.76	48.13	58.98	64.34	69.82	1550
1600	30.54	34.90	39.28	43.65	48.00	58.82	64.19	69.66	1600
1650	30.46	34.80	39.18	43.55	47.87	58.67	64.05	69.50	1650
1700	30.38	34.70	39.09	43.46	47.74	58.54	63.90	69.34	1700
1750	30.32	34.62	39.01	43.38	47.63	58.43	63.76	69.20	1750
1800	30.27	34.58	38.93	43.31	47.58	58.35	63.63	69.06	1800
1850	30.22	34.54	38.86	43.25	47.54	58.27	63.52	68.94	1850
1900	30.18	34.51	38.85	43.18	47.49	58.19	63.49	68.86	1900
1950	30.16	34.48	38.83	43.14	47.44	58.13	63.47	68.80	1950
2000	30.14	34.45	38.82	43.12	47.42	58.10	63.46	68.77	2000

Above 2000 square feet same rate as 2000 square feet.

TWO-FAMILY SEMIDETACHED (TWIN) DWELLINGS

Below Average



Base Specifications Characteristic of Class

FOUNDATION - Rubble masonry, concrete block; basement with concrete floor.

EXTERIOR WALLS - Novelty siding, asbestos shingles or poor brick job.

ROOF - Gable roof with composition shingles; some flashing and metal work.

FLOORS - Subflooring with pine or low grade hardwood finished flooring.

INTERIOR FINISH - Fair grade of doors, windows, millwork; some shelving, cabinet; plaster or plasterboard walls and ceilings.

LIGHTING - Electric lighting, fair fixtures; several outlets.

PLUMBING - Fair grade 3-fixture bathroom, kitchen sink in each unit.

HEATING - Pipeless furnace or below average grade warm air furnace hot water boiler or floor furnace in each unit.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base cost. Deduct \$1.92 per-sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.								
Fireplaces	None included in base cost. Add \$320 for each fireplace.								
Central Heat	Cheap manual-type heating system included in base costs. Deduct for no central heat 300-899 sq. ft., 1-story \$400, 2-story \$450; 900 sq. ft. and over, 1-story \$465, 2-story \$510. For superior heating system add:								
	300-599 sq. ft.			600-899 sq. ft.			900 and over		
	1-story	2-story	3-story	1-story	2-story	3-story	1-story	2-story	3-story
Forced warm air	\$240	\$385	\$530	\$320	\$510	\$705	\$400	\$640	\$880
Hot water	800	1040	1280	1040	1280	1520	1280	1600	1920
Plumbing	A 3-fixture bath and kitchen sink for each unit included in base costs. Add or deduct for more or less than 4 fixtures at the rate of \$80 per fixture.								
Attic	Add \$120 for stairway to unfinished attic.								
Tile Work	No tile included in base cost. Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For sq. ft. costs see list of general adds and deducts.								
Insulation	None included in base costs. Add for all insulation at 13¢ per sq. ft. of area covered.								
Dormers	When not included in story height, add \$35 per lin. ft.								
Gutters and Downspouts	Not included in base costs; where found add 15¢ per sq. ft. of ground area.								

TWO-FAMILY SEMIDETACHED (TWIN) DWELLINGS
BELOW AVERAGE CONSTRUCTION

FRAME, CONCRETE BLOCK, STUCCO AND BRICK VENEER

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/2- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
600	\$14.10	\$17.20	\$21.60	\$24.80	600
650	13.40	16.60	20.70	23.80	650
700	12.90	16.00	19.90	22.90	700
750	12.50	15.40	19.30	22.20	750
800	12.20	15.00	18.80	21.60	800
850	11.90	14.70	18.40	21.10	850
900	11.60	14.40	18.00	20.70	900
950	11.40	14.10	17.60	20.30	950
1000	11.20	13.90	17.20	20.00	1000
1050	11.00	13.70	17.00	19.70	1050
1100	10.90	13.50	16.80	19.40	1100
1150	10.90	13.30	16.60	19.20	1150
1200	10.80	13.20	16.50	19.00	1200
1250	10.70	13.10	16.40	18.90	1250
1300	10.70	13.10	16.30	18.80	1300
1350	10.60	13.00	16.30	18.70	1350
1400	10.60	12.90	16.20	18.60	1400
1450	10.50	12.80	16.10	18.50	1450
1500	10.50	12.80	16.00	18.40	1500
1550	10.40	12.70	15.90	18.30	1550
1600	10.40	12.60	15.80	18.20	1600
1650	10.30	12.60	15.70	18.10	1650
1700	10.30	12.50	15.60	18.00	1700
1750	10.20	12.50	15.50	17.90	1750
1800	10.20	12.40	15.40	17.80	1800
1900	10.10	12.40	15.30	17.70	1900
2000	10.10	12.30	15.30	17.60	2000
2100	10.00	12.30	15.30	17.50	2100
2200	10.00	12.20	15.20	17.50	2200
2300	9.90	12.20	15.20	17.50	2300
2400	9.90	12.20	15.20	17.40	2400
2500	9.90	12.20	15.20	17.40	2500

TWO-FAMILY SEMIDETACHED (TWIN) DWELLINGS
BELOW AVERAGE CONSTRUCTION

BRICK AND STONE

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/2- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
600	\$14.70	\$18.00	\$22.70	\$26.00	600
650	14.10	17.30	21.70	25.00	650
700	13.50	16.70	20.80	24.00	700
750	13.10	16.20	20.20	23.30	750
800	12.70	15.80	19.70	22.70	800
850	12.40	15.40	19.20	22.20	850
900	12.20	15.00	18.80	21.70	900
950	12.00	14.70	18.50	21.20	950
1000	11.80	14.50	18.20	20.90	1000
1050	11.60	14.30	17.90	20.60	1050
1100	11.50	14.10	17.60	20.40	1100
1150	11.40	14.00	17.40	20.20	1150
1200	11.30	13.90	17.30	20.00	1200
1250	11.20	13.80	17.20	19.80	1250
1300	11.20	13.70	17.10	19.60	1300
1350	11.10	13.60	17.00	19.50	1350
1400	11.10	13.50	16.90	19.40	1400
1450	11.00	13.40	16.80	19.30	1450
1500	11.00	13.40	16.70	19.20	1500
1550	10.90	13.30	16.60	19.10	1550
1600	10.90	13.20	16.50	19.00	1600
1650	10.80	13.20	16.40	18.90	1650
1700	10.80	13.10	16.40	18.80	1700
1750	10.70	13.10	16.30	18.70	1750
1800	10.70	13.00	16.20	18.70	1800
1900	10.60	13.00	16.20	18.60	1900
2000	10.60	12.90	16.10	18.50	2000
2100	10.50	12.90	16.10	18.50	2100
2200	10.50	12.80	16.00	18.40	2200
2300	10.40	12.80	16.00	18.40	2300
2400	10.40	12.80	15.90	18.30	2400
2500	10.30	12.80	15.90	18.30	2500

TWO-FAMILY SEMIDETACHED (TWIN) DWELLINGS

Average



Base Specifications Characteristic of Class

FOUNDATION - Rubble masonry, concrete or concrete block; basement with concrete floor.

EXTERIOR WALLS - Average grade frame siding or shingles or average brick job or good stucco over frame.

ROOF - Gable or hip; medium-weight asphalt shingles; galvanized iron gutters and conductors.

FLOORS - Good grade pine or average hardwood flooring; tile floor in bath.

INTERIOR FINISH - Average grade of doors, windows, millwork; cabinets and shelving; good quality plaster or plasterboard walls and ceiling. Tile wainscot in bath.

LIGHTING - Electric lighting, average grade fixtures; outlets in all rooms.

PLUMBING - Average 3-fixture bathroom, kitchen sink in each unit.

HEATING - Forced hot air, automatic oil or gas fired furnace in each unit.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base cost. Deduct \$1.92 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.								
Fireplaces	Not included in base cost. Add \$385 for each fireplace.								
Automatic Heat	Average automatic hot air heating plant included in base cost. Deduct \$360 for no automatic heat. For hot water or steam add:								
	300-599 sq. ft.			600-899 sq. ft.			900 and over		
	1-story	2-story	3-story	1-story	2-story	3-story	1-story	2-story	3-story
	\$560	\$655	\$750	\$720	\$850	\$975	\$880	\$1040	\$1200
Plumbing	A 3-fixture bath and kitchen sink for each unit included in base costs. Add or deduct for more or less than 4 fixtures at the rate of \$105 per fixture.								
Attic	Add \$160 for stairway to unfinished attic.								
Tile Work	One tile bath for each unit included in base cost. Add for all additional tile work. For rates see "Miscellaneous Additions and Deductions."								
Roofing	Average weight asphalt shingles included in base cost. For asbestos shingle roof add 16¢ per sq. ft. of building area. For slate or metal add 32¢ per sq. ft. of building area.								
Insulation	None included in base cost. Add for all insulation at 13¢ per sq. ft. of area covered.								
Dormers	When not included in story height, add \$40 per lin. ft.								
Gutters and Downspouts	Included in base cost. Deduct for no gutters and downspouts 15¢ per sq. ft. of ground area.								

TWO - FAMILY SEMIDETACHED (TWIN) DWELLINGS
AVERAGE CONSTRUCTION

FRAME, CONCRETE BLOCK, STUCCO AND BRICK VENEER

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/2- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
600	\$18.80	\$23.00	\$28.80	\$33.10	600
650	18.00	22.10	27.60	31.80	650
700	17.20	21.20	26.50	30.50	700
750	16.70	20.60	25.70	29.60	750
800	16.30	20.00	25.10	28.80	800
850	15.90	19.50	24.50	28.10	850
900	15.50	19.10	23.90	27.50	900
950	15.20	18.80	23.50	27.00	950
1000	14.90	18.50	23.20	26.60	1000
1050	14.70	18.20	22.90	26.20	1050
1100	14.60	18.00	22.60	25.80	1100
1150	14.50	17.80	22.30	25.60	1150
1200	14.40	17.60	22.00	25.40	1200
1250	14.30	17.50	21.80	25.20	1250
1300	14.30	17.40	21.60	25.00	1300
1350	14.20	17.30	21.50	24.80	1350
1400	14.20	17.20	21.40	24.60	1400
1450	14.10	17.10	21.30	24.40	1450
1500	14.10	17.00	21.20	24.20	1500
1550	14.00	16.90	21.10	24.10	1550
1600	13.90	16.80	21.00	24.00	1600
1650	13.80	16.80	20.90	24.00	1650
1700	13.70	16.70	20.80	23.90	1700
1750	13.60	16.60	20.70	23.80	1750
1800	13.50	16.60	20.60	23.70	1800
1900	13.40	16.50	20.50	23.60	1900
2000	13.40	16.40	20.40	23.50	2000
2100	13.30	16.40	20.40	23.40	2100
2200	13.30	16.30	20.30	23.40	2200
2300	13.20	16.30	20.30	23.30	2300
2400	13.10	16.20	20.20	23.20	2400
2500	13.10	16.20	20.20	23.20	2500

TWO-FAMILY SEMIDETACHED (TWIN) DWELLINGS
AVERAGE CONSTRUCTION

BRICK AND STONE

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/2- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
600	\$20.00	\$24.50	\$30.70	\$35.30	600
650	19.20	23.50	29.50	33.90	650
700	18.40	22.60	28.20	32.50	700
750	17.80	21.90	27.40	31.60	750
800	17.30	21.30	26.70	30.70	800
850	16.90	20.80	26.10	30.00	850
900	16.50	20.40	25.50	29.30	900
950	16.20	20.10	25.10	28.80	950
1000	15.90	19.80	24.70	28.30	1000
1050	15.70	19.50	24.40	27.90	1050
1100	15.60	19.20	24.10	27.60	1100
1150	15.50	18.90	23.80	27.30	1150
1200	15.40	18.80	23.50	27.00	1200
1250	15.30	18.70	23.20	26.80	1250
1300	15.20	18.60	23.00	26.60	1300
1350	15.10	18.50	23.90	26.40	1350
1400	15.10	18.40	22.80	26.20	1400
1450	15.00	18.30	22.70	26.00	1450
1500	15.00	18.20	22.60	25.90	1500
1550	14.90	18.10	22.50	25.80	1550
1600	14.80	18.00	22.40	25.70	1600
1650	14.70	17.90	22.30	25.60	1650
1700	14.60	17.80	22.20	25.50	1700
1750	14.50	17.70	22.10	25.40	1750
1800	14.50	17.70	22.00	25.30	1800
1900	14.40	17.60	21.90	25.20	1900
2000	14.30	17.50	21.80	25.10	2000
2100	14.20	17.50	21.70	25.00	2100
2200	14.20	17.40	21.60	25.00	2200
2300	14.10	17.40	21.60	24.90	2300
2400	14.00	17.30	21.50	24.80	2400
2500	14.00	17.30	21.50	24.80	2500

TWO-FAMILY SEMIDETACHED (TWIN) DWELLINGS

Above Average



Base Specifications Characteristic of Class

FOUNDATION - Heavy masonry or concrete; basement with concrete floor.

EXTERIOR WALLS - Good grade siding or shingles or face brick, may also be stucco over masonry or average grade stone job.

ROOF - Gable or hip roof with heavy-weight shingles; good grade of sheet metal work and drainage system.

FLOORS - Good grade hardwood flooring throughout; tiled bathroom floor.

INTERIOR FINISH - Good grade of doors, windows, millwork; lath and 3 coats of plaster on walls and ceiling, or top grade dry wall $\frac{1}{2}$ " thick or better; tiled wainscoting in bath.

LIGHTING - Electric wiring in conduit; good grade of fixtures; extra outlets.

PLUMBING - Built-in bathroom fixtures with shower bath; built-in kitchen sink and cabinets in each unit.

HEATING - Hot water or steam boiler with automatic gas or oil fired furnace in each unit.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base cost. Deduct \$ 1.92 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$ 305 for 1-car garage or \$ 440 for 2-car garage.
Fireplaces	Not included in base cost. Add \$ 480 for each fireplace.
Plumbing	A 3-fixture bath and kitchen sink for each unit included in base costs. Add for more than 4 fixtures at the rate of \$130 per fixture.
Attic.	Add \$ 200 for stairway to unfinished attic.
Tile Work	One tile bath for each unit included in base cost. Add for all additional tile work. For rates see "Miscellaneous Additions and Deductions."
Roofing	Heavy asphalt shingle or asbestos shingle roof included in base cost. Add 32¢ per sq. ft. of building area for slate or tile.
Insulation	None included in base cost. Add for all insulation at 13¢ per sq. ft. of area covered.
Dormers	When not included in story height, add \$ 50 per lin. ft.

TWO-FAMILY SEMIDETACHED (TWIN) DWELLINGS
ABOVE AVERAGE CONSTRUCTION

FRAME, CONCRETE BLOCK AND BRICK VENEER

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/2- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
600	\$21.40	\$26.30	\$32.90	\$37.80	600
650	20.50	25.20	31.60	36.30	650
700	19.70	24.20	30.30	34.90	700
750	19.10	23.50	29.40	33.80	750
800	18.60	22.80	28.60	32.90	800
850	18.20	22.30	28.00	32.10	850
900	17.80	21.80	27.40	31.40	900
950	17.40	21.40	26.90	30.80	950
1000	17.00	21.10	26.40	30.40	1000
1050	16.80	20.80	26.00	30.00	1050
1100	16.60	20.50	25.70	29.60	1100
1150	16.50	20.20	25.40	29.30	1150
1200	16.40	20.10	25.20	29.00	1200
1250	16.30	20.00	25.00	28.80	1250
1300	16.30	19.90	24.80	28.60	1300
1350	16.20	19.80	24.60	28.40	1350
1400	16.20	19.70	24.40	28.20	1400
1450	16.10	19.60	24.30	28.00	1450
1500	16.00	19.50	24.20	27.80	1500
1550	15.90	19.40	24.10	27.60	1550
1600	15.80	19.30	24.00	27.50	1600
1650	15.70	19.20	23.90	27.40	1650
1700	15.60	19.10	23.80	27.30	1700
1750	15.50	19.00	23.70	27.20	1750
1800	15.50	18.90	23.60	27.10	1800
1900	15.40	18.80	23.50	27.00	1900
2000	15.30	18.70	23.40	26.90	2000
2100	15.20	18.70	23.30	26.80	2100
2200	15.20	18.60	23.20	26.70	2200
2300	15.10	18.60	23.20	26.60	2300
2400	15.00	18.50	23.10	26.50	2400
2500	15.00	18.50	23.00	26.50	2500

TWO-FAMILY SEMIDETACHED (TWIN) DWELLINGS
ABOVE AVERAGE CONSTRUCTION

BRICK

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Sq. Ft.	1- Story	1-1/2- Story	2- Story	2-1/2- Story	Ground Area Sq. Ft.
600	\$23.10	\$28.40	\$35.50	\$40.80	600
650	22.10	27.20	34.10	39.20	650
700	21.30	26.10	32.70	37.70	700
750	20.60	25.40	31.80	36.50	750
800	20.10	24.70	30.90	35.50	800
850	19.60	24.10	30.20	34.70	850
900	19.20	23.50	29.60	33.90	900
950	18.80	23.10	29.00	33.30	950
1000	18.40	22.80	28.50	32.80	1000
1050	18.10	22.50	28.10	32.40	1050
1100	18.00	22.20	27.70	32.00	1100
1150	17.90	21.90	27.40	31.60	1150
1200	17.80	21.70	27.20	31.30	1200
1250	17.70	21.60	27.00	31.10	1250
1300	17.60	21.50	26.80	30.90	1300
1350	17.50	21.40	26.60	30.70	1350
1400	17.50	21.30	26.40	30.50	1400
1450	17.40	21.20	26.20	30.30	1450
1500	17.30	21.10	26.10	30.10	1500
1550	17.20	21.00	26.00	29.90	1550
1600	17.10	20.90	25.90	29.70	1600
1650	17.00	20.80	25.80	29.60	1650
1700	16.90	20.70	25.70	29.50	1700
1750	16.80	20.60	25.60	29.40	1750
1800	16.70	20.50	25.50	29.30	1800
1900	16.60	20.40	25.40	29.20	1900
2000	16.50	20.30	25.30	29.10	2000
2100	16.40	20.20	25.20	29.00	2100
2200	16.40	20.10	25.10	28.90	2200
2300	16.30	20.10	25.00	28.80	2300
2400	16.20	20.00	24.90	28.70	2400
2500	16.20	20.00	24.80	28.60	2500

ROW HOUSES

Below Average



Base Specifications Characteristic of Class

FOUNDATION - Rubble masonry, concrete block; basement with concrete floor.

EXTERIOR WALLS - Novelty siding, asbestos shingles or poor brick job.

ROOF - Flat roof with minimum slag job; some flashing and metal work.

FLOORS - Subflooring with pine or low grade hardwood finished flooring.

INTERIOR FINISH - Fair grade of doors, windows, millwork; some shelving, cabinet; plaster or plasterboard walls and ceilings.

LIGHTING - Electric lighting, fair fixtures; several outlets.

PLUMBING - Fair grade 3-fixture bathroom, kitchen sink in each unit.

HEATING - Pipeless furnace or below average grade warm air furnace hot water boiler or floor furnace in each unit.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base cost. Deduct \$1.92 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.								
Fireplaces	None included in base cost. Add \$320 for each fireplace.								
Central Heat	Cheap manual-type heating system included in base costs. Deduct for no central heat 300-899 sq. ft., 1-story \$400, 2-story \$450; 900 sq. ft. and over, 1-story \$465, 2-story \$510. For a superior heating system add:								
	300-599 sq. ft.			600-899 sq. ft.			900 and over		
	1-story	2-story	3-story	1-story	2-story	3-story	1-story	2-story	3-story
Forced warm air	\$240	\$385	\$530	\$320	\$510	\$705	\$400	\$640	\$880
Hot water	800	1040	1280	1040	1280	1520	1280	1600	1920
Plumbing	A 3-fixture bath and kitchen sink for each unit included in base costs. Add or deduct for more or less than 4 fixtures at the rate of \$80 per fixture.								
Attic	Add \$130 for stairway to unfinished attic.								
Tile Work	No tile included in base cost. Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For sq. ft. costs see list of general adds and deducts.								
Insulation	None included in base costs. Add for all insulation at 13¢ per sq. ft. of area covered.								

ROW HOUSES
BELOW AVERAGE CONSTRUCTION

FRAME, CONCRETE BLOCK, STUCCO AND BRICK VENEER

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Per Unit	Frame, Concrete Block and Stucco			Brick Veneer			Ground Area Per Unit
	1-Story	2-Story	3-Story	1-Story	2-Story	3-Story	
300	\$12.26	\$17.86	\$25.87	\$12.85	\$18.74	\$27.17	300
350	11.33	16.77	24.34	12.06	17.62	25.54	350
400	10.90	16.00	23.17	11.44	16.78	24.35	400
450	10.38	15.34	22.26	10.91	16.13	23.38	450
500	10.00	14.82	21.49	10.50	15.65	22.56	500
550	9.63	14.37	20.77	10.13	15.09	21.79	550
600	9.36	13.95	20.19	9.81	14.66	21.18	600
650	9.07	13.60	19.71	9.54	14.27	20.70	650
700	8.82	13.31	19.30	9.26	13.98	20.26	700
750	8.56	13.06	18.94	8.99	13.70	19.89	750
800	8.32	12.82	18.59	8.74	13.46	19.54	800
850	8.10	12.61	18.26	8.51	13.23	19.18	850
900	7.95	12.42	18.00	8.35	13.04	18.91	900
950	7.81	12.26	17.76	8.21	12.85	18.64	950
1000	7.70	12.10	17.55	8.10	12.70	18.37	1000
1050	7.62	11.97	17.34	8.02	12.56	18.21	1050
1100	7.57	11.86	17.18	7.94	12.45	18.05	1100
1150	7.50	11.74	17.04	7.87	12.34	17.89	1150
1200	7.46	11.66	16.93	7.82	12.26	17.77	1200
1250	7.42	11.60	16.83	7.79	12.18	17.66	1250

Above 1250 square feet same rate as 1250 square feet.

ROW HOUSES
BELOW AVERAGE CONSTRUCTION

BRICK AND STONE

BASE COSTS PER SQUARE FOOT OF GROUND AREA

Ground Area Per Unit	1-Story	2-Story	3-Story	Ground Area Per Unit
300	\$ 13.47	\$ 19.63	\$ 28.46	300
350	12.64	18.45	26.75	350
400	11.98	17.58	25.50	400
450	11.44	16.88	24.48	450
500	10.99	16.30	23.63	500
550	10.61	15.81	22.83	550
600	10.29	15.36	22.22	600
650	9.98	14.96	21.68	650
700	9.68	14.66	21.23	700
750	9.42	14.39	20.83	750
800	9.17	14.10	20.46	800
850	8.91	13.87	20.10	850
900	8.74	13.66	19.81	900
950	8.59	13.47	19.54	950
1000	8.48	13.30	19.26	1000
1050	8.38	13.17	19.07	1050
1100	8.32	13.04	18.90	1100
1150	8.26	12.91	18.74	1150
1200	8.21	12.83	18.61	1200
1250	8.16	12.77	18.50	1250

Above 1250 square feet same rate as 1250 square feet.

ROW HOUSES

Average



Base Specifications Characteristic of Class

FOUNDATION - Rubble masonry, concrete or concrete block; basement with concrete floor.

EXTERIOR WALLS - Average grade frame siding or shingles or average brick job or good stucco over frame.

ROOF - Flat or mansard-type roof, good quality slag job; galvanized iron gutters and conductors.

FLOORS - Good grade pine or average hardwood flooring; tile floor in bath.

INTERIOR FINISH - Average grade of doors, windows, millwork; cabinets and shelving; good quality plaster or plasterboard walls and ceiling. Tile wainscot in bath.

LIGHTING - Electric lighting, average grade fixtures; outlets in all rooms.

PLUMBING - Average 3-fixture bathroom, kitchen sink in each unit.

HEATING - Forced hot air, automatic oil or gas fired furnace in each unit.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base cost. Deduct \$1.92 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.		
Fireplaces	Not included in base cost. Add \$385 for each fireplace.		
Automatic Heat	Average automatic hot air heating plant included in base cost. Deduct \$360 for no automatic heat. For hot water or steam add:		

300-599 sq. ft.			600-899 sq. ft.			900 and over		
1-story	2-story	3-story	1-story	2-story	3-story	1-story	2-story	3-story
\$560	\$655	\$750	\$720	\$850	\$975	\$880	\$1040	\$1200

Plumbing	A 3-fixture bath and kitchen sink for each unit included in base costs. Add or deduct for more or less than 4 fixtures at the rate of \$105 per fixture.		
Attic	Add \$160 for stairway to unfinished attic.		
Tile Work	One tile bath for each unit included in base cost. Add for all additional tile work. For rates see "Miscellaneous Additions and Deductions."		
Roofing	Average weight asphalt shingles or built up slag roof included in base cost. For asbestos shingle roof add 16¢ per sq. ft. of building area. For slate or metal add 32¢ per sq. ft.; for heavy slate or tile add 64¢ per sq. ft. of building area.		
Insulation	None included in base cost. Add for all insulation at 13¢ per sq. ft. of area covered.		

ROW HOUSES AVERAGE CONSTRUCTION

FRAME, CONCRETE BLOCK, STUCCO AND BRICK VENEER

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Per Unit	Frame, Concrete Block and Stucco Over Wood			Brick Veneer and Stucco Over Masonry			Ground Area Per Unit
	1-Story	2-Story	3-Story	1-Story	2-Story	3-Story	
300	\$15.70	\$22.88	\$33.17	\$16.48	\$24.02	\$34.83	300
350	14.74	21.52	31.18	15.47	22.59	32.75	350
400	13.95	20.50	29.73	14.66	21.54	31.20	400
450	13.31	19.68	28.54	13.98	20.67	29.97	450
500	12.82	18.99	27.54	13.44	19.94	28.91	500
550	12.37	18.30	26.62	12.98	19.22	27.95	550
600	12.00	17.86	25.87	12.59	18.74	27.17	600
650	11.63	17.42	25.28	12.21	18.30	26.54	650
700	11.30	17.07	24.75	11.87	17.92	25.98	700
750	10.98	16.74	24.29	11.54	17.59	25.52	750
800	10.66	16.43	23.84	11.20	17.25	25.06	800
850	10.38	16.14	23.41	10.91	16.96	24.61	850
900	10.21	15.92	23.09	10.72	15.72	24.24	900
950	10.03	15.70	22.77	10.53	15.48	23.89	950
1000	9.89	15.47	22.45	10.38	16.26	23.55	1000
1050	9.80	15.33	22.24	10.27	16.10	23.33	1050
1100	9.70	15.20	22.03	10.18	15.95	23.14	1100
1150	9.62	15.07	21.86	10.10	15.81	22.94	1150
1200	9.57	14.96	21.70	10.03	15.70	22.78	1200
1250	9.52	14.86	21.55	9.98	15.62	22.66	1250

Above 1250 square feet same rate as 1250 square feet.

ROW HOUSES AVERAGE CONSTRUCTION

BRICK AND STONE

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Per Unit	Brick			Stone			Ground Area Per Unit
	1-Story	2-Story	3-Story	1-Story	2-Story	3-Story	
300	\$ 16.96	\$ 24.70	\$ 35.84	\$ 17.58	\$ 25.65	\$ 37.15	300
350	15.90	23.23	33.70	16.50	24.10	34.93	350
400	15.07	22.13	32.10	15.63	22.96	33.30	400
450	14.37	21.25	30.82	14.93	22.03	31.97	450
500	13.84	20.50	29.74	14.35	21.28	30.85	500
550	13.34	19.78	28.77	13.84	20.53	29.82	550
600	12.96	19.28	27.95	13.44	20.00	28.99	600
650	12.58	18.83	27.30	13.04	19.54	28.30	650
700	12.21	18.43	26.72	12.64	19.12	27.71	700
750	11.86	18.09	26.22	12.30	18.75	27.18	750
800	11.52	17.74	25.74	11.97	18.40	26.70	800
850	11.22	17.44	25.30	11.63	18.10	26.22	850
900	11.02	17.18	24.93	11.44	17.84	25.86	900
950	10.83	16.94	24.58	11.25	17.58	25.49	950
1000	10.69	16.70	24.22	11.09	17.33	25.12	1000
1050	10.58	16.54	24.02	10.98	17.17	24.90	1050
1100	10.48	16.40	23.81	10.86	17.01	24.67	1100
1150	10.38	16.26	23.62	10.78	16.85	24.46	1150
1200	10.32	16.16	23.44	10.72	16.75	24.30	1200
1250	10.27	16.06	23.30	10.66	16.66	24.14	1250

Above 1250 square feet same rate as 1250 square feet.

ROW HOUSES

Above Average



Base Specifications Characteristic of Class

FOUNDATION - Heavy masonry or concrete; basement with concrete floor.

EXTERIOR WALLS - Good grade siding or shingles or face brick, may also be stucco over masonry or average grade stone job.

ROOF - Flat or mansard-type roof, best quality slag job or gable roof with heavy weight shingles, good grade of sheet metal work and drainage system.

FLOORS - Good grade hardwood flooring throughout; tiled bathroom floor.

INTERIOR FINISH - Good grade of doors, windows, millwork; lath and 3 coats of plaster on walls and ceiling, or top grade dry wall $\frac{1}{2}$ " thick or better; tiled wainscoting in bath.

LIGHTING - Electric wiring in conduit; good grade of fixtures; extra outlets.

PLUMBING - Built-in bathroom fixtures with shower bath; built-in kitchen sink and cabinets in each unit.

HEATING - Hot water or steam boiler with automatic gas or oil fired furnace in each unit.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base cost. Deduct \$1.92 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. For garage in basement add \$305 for 1-car garage or \$440 for 2-car garage.
Fireplaces	Not included in base cost. Add \$480 for each fireplace.
Plumbing	A 3-fixture bath and kitchen sink for each unit included in base costs. Add for more than 4 fixtures at the rate of \$130 per fixture.
Attic	Add \$200 for stairway to unfinished attic.
Tile Work	One tile bath for each unit included in base cost. Add for all additional tile work. For rates see "Miscellaneous Additions and Deductions."
Roofing	Heavy asphalt shingle, asbestos shingle or slag roof included in base cost. Add 32¢ per sq. ft. of building area for slate or tile.
Insulation	None included in base cost. Add for all insulation at 13¢ per sq. ft. of area covered.

ROW HOUSES ABOVE AVERAGE CONSTRUCTION

FRAME, CONCRETE BLOCK, STUCCO AND BRICK VENEER

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Per Unit	Frame, Concrete Block and Stucco Over Masonry			Brick Veneer			Ground Area Per Unit
	1-Story	2-Story	3-Story	1-Story	2-Story	3-Story	
300	\$ 18.83	\$ 27.68	\$ 40.14	\$ 19.78	\$ 29.06	\$ 42.14	300
350	17.82	26.03	37.74	18.72	27.33	39.63	350
400	16.88	24.82	35.97	17.73	26.05	37.78	400
450	16.13	23.81	34.53	16.93	25.01	36.26	450
500	15.42	22.98	33.33	16.19	24.13	34.99	500
550	14.94	22.19	32.18	15.68	23.30	33.79	550
600	14.50	21.60	31.31	15.22	22.69	32.88	600
650	14.06	21.17	30.72	14.77	22.22	32.26	650
700	13.66	20.75	30.13	14.37	21.79	31.63	700
750	13.30	20.42	29.60	13.97	21.42	31.07	750
800	12.96	20.10	29.14	13.60	21.09	30.58	800
850	12.74	19.78	28.67	13.31	20.78	30.10	850
900	12.51	19.50	28.27	13.10	20.48	29.68	900
950	12.30	19.26	27.94	12.93	20.24	29.33	950
1000	12.13	19.04	27.60	12.75	20.00	28.99	1000
1050	12.00	18.82	27.28	12.59	19.76	28.66	1050
1100	11.90	18.67	27.07	12.50	19.60	28.43	1100
1150	11.81	18.53	26.86	12.40	19.46	28.22	1150
1200	11.71	18.40	26.69	12.30	19.31	28.02	1200
1250	11.68	18.29	26.51	12.26	19.20	27.84	1250

Above 1250 square feet same rate as 1250 square feet.

ROW HOUSES
ABOVE AVERAGE CONSTRUCTION

BRICK AND STONE

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area Per Unit	Brick			Stone			Ground Area Per Unit
	1-Story	2-Story	3-Story	1-Story	2-Story	3-Story	
300	\$ 20.35	\$ 29.90	\$ 43.36	\$ 21.09	\$ 31.01	\$ 44.96	300
350	19.26	28.11	40.77	19.97	29.15	42.27	350
400	18.24	26.80	38.85	18.91	27.78	40.29	400
450	17.41	25.73	37.30	18.05	26.67	38.67	450
500	16.66	24.82	35.98	17.28	25.74	37.33	500
550	16.13	23.97	34.75	16.72	24.85	36.05	550
600	15.66	23.24	33.82	16.24	24.19	35.07	600
650	15.20	22.85	33.17	15.76	23.70	34.42	650
700	14.77	22.42	32.54	15.31	23.25	33.76	700
750	14.35	22.03	31.97	14.88	22.86	33.15	750
800	13.98	21.70	31.46	14.50	22.50	32.62	800
850	13.74	21.38	30.96	14.26	22.16	32.10	850
900	13.50	21.06	30.53	14.02	21.84	31.66	900
950	13.30	20.80	30.16	13.79	21.58	31.28	950
1000	13.09	20.54	29.81	13.58	21.33	30.91	1000
1050	12.96	20.30	29.46	13.44	21.07	30.56	1050
1100	12.85	20.14	29.23	13.31	20.91	30.32	1100
1150	12.74	20.00	29.02	13.22	20.77	30.10	1150
1200	12.66	19.87	28.82	13.12	20.62	29.87	1200
1250	12.61	19.76	28.64	13.07	20.48	29.70	1250

Above 1250 square feet same rate as 1250 square feet.

SMALL APARTMENT HOUSE

Below Average



Base Specifications Characteristic of Class

FOUNDATION - Rubble masonry, concrete block basement with concrete floor.

EXTERIOR WALLS - Poor brick job, stucco or frame.

ROOF - Cheap built-up roof.

FLOORS - Subflooring with pine or low grade hardwood finished flooring.

INTERIOR FINISH - Fair grade of doors, windows, millwork; some shelving, cabinets; plaster or plasterboard walls and ceilings.

LIGHTING - Knob and tube or flexible conduit; fair fixtures; minimum number of convenience outlets.

PLUMBING - Fair grade 3-fixture bath room, kitchen sink in each unit.

HEATING - One pipe low pressure steam or gravity hot water.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base costs. Deduct \$1.30 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. Add \$3.24 per sq. ft. for finished space.
Plumbing	A 3-fixture bath and kitchen sink for each unit included in base costs. Add or deduct for more or less than 4 fixtures for each unit at the rate of \$80 per fixture.
Tile Work	No tile included in base cost. Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For larger rooms use \$1.86 per sq. ft. of tile area. For rooms with rubber tile floors and high-grade synthetic wall tiles (4 inch squares) use half of the above amounts.

SMALL APARTMENT HOUSES
BELOW AVERAGE CONSTRUCTION

BRICK

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area of Building	2-Story	3-Story	Ground Area of Building
800	\$20.38	\$28.55	800
900	19.57	27.39	900
1000	18.95	26.54	1000
1100	18.48	25.87	1100
1200	18.13	25.38	1200
1300	17.80	24.83	1300
1400	17.56	24.58	1400
1500	17.32	24.24	1500
1600	17.11	23.94	1600
1700	16.90	23.67	1700
1800	16.72	23.41	1800
1900	16.57	23.20	1900
2000	16.44	23.02	2000
2100	16.31	22.86	2100
2200	16.20	22.70	2200
2300	16.14	22.60	2300
2400	16.07	22.50	2400
2500	16.02	22.45	2500
2600	15.99	22.40	2600
2700	15.96	22.36	2700
2800	15.92	22.32	2800
2900	15.91	22.29	2900
3000	15.89	22.26	3000
3100	15.88	22.24	3100
3200	15.86	22.23	3200
3300	15.84	22.21	3300
3400	15.83	22.19	3400
3500	15.81	22.18	3500
3600	15.80	22.16	3600
3700	15.78	22.15	3700
3800	15.76	22.13	3800
3900	15.75	22.11	3900
4000	15.73	22.10	4000

Above 4000 square feet same rate as 4000 square feet.

SMALL APARTMENT HOUSE

Average



Base Specifications Characteristic of Class

FOUNDATION - Rubble masonry, concrete or concrete block; basement with concrete floor.

EXTERIOR WALLS - Average grade brick or good frame siding or shingle. Stucco may be over frame or masonry.

ROOF - Medium weight asphalt shingle or built-up tar and gravel, galvanized iron gutters and conductors.

FLOORS - Good grade pine or average hardwood flooring.

INTERIOR FINISH - Average grade of doors, windows, millwork; cabinets and shelving; good quality plaster or plasterboard walls and ceiling.

LIGHTING - Flexible conduit, average grade fixtures; outlets in all rooms.

PLUMBING - Average 3-fixture bathroom, kitchen sink in each unit.

HEATING - Low pressure steam or circulating hot water system, automatic firing and controls.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base costs. Deduct \$1.46 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. Add \$4.86 per sq. ft. for finished space.
Plumbing	A 3-fixture bath and kitchen sink for each unit included in base costs. Add or deduct for more or less than 4 fixtures for each unit at the rate of \$105 per fixture.
Tile Work	One tile bath for each unit included in base cost. Add \$225 for average size bath (5'x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For larger rooms use \$1.86 per sq. ft. of tile area. For rooms with rubber tile floors and high-grade synthetic wall tiles (4 inch squares) use half of the above amounts.

SMALL APARTMENT HOUSES
AVERAGE CONSTRUCTION

BRICK

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area of Building	2-Story	3-Story	Ground Area of Building
800	\$25.47	\$35.67	800
900	24.45	34.23	900
1000	23.70	33.18	1000
1100	23.10	32.34	1100
1200	22.66	31.74	1200
1300	22.26	31.15	1300
1400	21.95	30.72	1400
1500	21.64	30.31	1500
1600	21.38	29.94	1600
1700	21.12	29.58	1700
1800	20.90	29.26	1800
1900	20.72	29.00	1900
2000	20.56	28.79	2000
2100	20.41	28.58	2100
2200	20.27	28.37	2200
2300	20.17	28.24	2300
2400	20.09	28.12	2400
2500	20.04	28.06	2500
2600	19.99	27.98	2600
2700	19.94	27.91	2700
2800	19.91	27.88	2800
2900	19.89	27.85	2900
3000	19.88	27.82	3000
3100	19.85	27.80	3100
3200	19.83	27.78	3200
3300	19.81	27.77	3300
3400	19.80	27.75	3400
3500	19.78	27.73	3500
3600	19.76	27.72	3600
3700	19.75	27.70	3700
3800	19.73	27.69	3800
3900	19.72	27.67	3900
4000	19.70	27.65	4000

Above 4000 square feet same rate as 4000 square feet.

SMALL APARTMENT HOUSE

Above Average



Base Specifications Characteristic of Class

FOUNDATION - Heavy masonry or concrete; basement with concrete floor.

EXTERIOR WALLS - Good grade brick with some ornamental trim, good stucco over masonry.

ROOF - Heavy weight shingle or good grade of built-up tar and gravel. Copper or aluminum guttering, flashing, and conductors.

FLOORS - Good grade hardwood flooring throughout, tile bathroom floor in each unit.

INTERIOR FINISH - Good grade of doors, win-down, millwork; lath and 3 coats of plaster on walls and ceiling, or top grade dry wall 1/2 inch thick or better; tiled wainscoting in each bath.

LIGHTING - Metal conduit; good grade of fixtures; extra outlets.

PLUMBING - Built-in bathroom fixtures with shower bath; built-in kitchen sink and cabinets in each unit.

HEATING - Low pressure, two pipe steam or vapor system, or circulating hot water, automatic firing and controls.

Additions to and Deductions from Base Cost

Basement	Full basement with concrete floor included in base costs. Deduct \$1.62 per sq. ft. for any areas without basement. Deduct 32¢ per sq. ft. for any basement areas without concrete floor. Add \$6.48 per sq. ft. for finished space.
Plumbing	A 3-fixture bath and kitchen sink for each unit included in base costs. Add or deduct for more or less than 4 fixtures at the rate of \$130 per fixture.
Tile Work	One tile bath for each unit included in base cost. Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For larger rooms use \$1.86 per sq. ft. of tile area. For rooms with rubber tile floors and high-grade synthetic wall tiles (4 inch squares) use half of the above amounts.

SMALL APARTMENT HOUSES
ABOVE AVERAGE CONSTRUCTION

BRICK

BASE COST PER SQUARE FOOT OF GROUND AREA

Ground Area of Building	2-Story	3-Story	Ground Area of Building
800	\$33.87	\$47.43	800
900	32.51	45.54	900
1000	31.51	44.13	1000
1100	30.73	43.01	1100
1200	30.15	42.22	1200
1300	29.61	41.44	1300
1400	29.19	40.86	1400
1500	28.79	40.31	1500
1600	28.43	39.82	1600
1700	28.09	39.33	1700
1800	27.80	38.91	1800
1900	27.54	38.57	1900
2000	27.33	38.28	2000
2100	27.14	38.01	2100
2200	26.94	37.75	2200
2300	26.83	37.57	2300
2400	26.73	37.41	2400
2500	26.65	37.31	2500
2600	26.58	37.21	2600
2700	26.52	37.13	2700
2800	26.49	37.08	2800
2900	26.45	37.03	2900
3000	26.42	36.98	3000
3100	26.39	36.95	3100
3200	26.36	36.92	3200
3300	26.34	36.89	3300
3400	26.33	36.87	3400
3500	26.31	36.86	3500
3600	26.29	36.84	3600
3700	26.28	36.82	3700
3800	26.26	36.81	3800
3900	26.24	36.79	3900
4000	26.23	36.77	4000

Above 4000 square feet same rate as 4000 square feet.

PORCH COSTS

OPEN PORCHES WITHOUT COVER AND PATIOS

COST PER SQUARE FOOT OF GROUND AREA

Frame stoop	\$0.88	Flagstone in sand	\$1.20
Concrete slab (3" on cinders) . . .	0.48	Brick ornamental on concrete. . .	2.00
Concrete stoop	0.72	Flagstone on concrete	1.60
Brick patio on concrete	0.88	Concrete slab 5"	0.88

COVERED PORCHES

COST PER SQUARE FOOT OF GROUND AREA

1-STORY

Area	Poor-Below Average	Average	Above Average	Excellent	Mansion Class	Area
50	\$2.94	\$4.11	\$5.14	\$5.95	\$9.10	50
75	2.60	3.60	4.36	4.97	7.14	75
100	2.39	3.24	3.89	4.54	6.49	100
125	2.27	3.04	3.62	4.23	6.05	125
150	2.16	2.89	3.43	3.97	5.71	150
175	2.08	2.79	3.30	3.78	5.44	175
200	2.04	2.70	3.19	3.65	5.17	200
225	2.01	2.64	3.11	3.54	5.06	225
250	2.00	2.58	3.03	3.46	4.97	250
275	1.99	2.54	2.96	3.38	4.95	275
300	1.98	2.51	2.91	3.35	4.93	300
325	1.97	2.48	2.87	3.33	4.91	325
350	1.96	2.46	2.84	3.31	4.90	350
375	1.95	2.45	2.81	3.29	4.88	375
400	1.94	2.44	2.79	3.28	4.87	400

2-STORY

Area	Poor-Below Average	Average	Above Average	Excellent	Mansion Class	Area
50	\$4.26	\$5.96	\$7.45	\$8.63	\$13.20	50
75	3.77	5.22	6.32	7.21	10.35	75
100	3.47	4.70	5.64	6.58	9.41	100
125	3.29	4.41	5.25	6.13	8.78	125
150	3.13	4.19	4.97	5.76	8.28	150
175	3.02	4.05	4.79	5.48	7.89	175
200	2.96	3.92	4.63	5.19	7.50	200
225	2.91	3.83	4.51	5.13	7.34	225
250	2.90	3.74	4.39	5.02	7.21	250
275	2.89	3.68	4.29	4.90	7.18	275
300	2.87	3.64	4.22	4.86	7.15	300
325	2.86	3.60	4.16	4.83	7.13	325
350	2.84	3.57	4.12	4.80	7.10	350
375	2.83	3.55	4.07	4.77	7.08	375
400	2.81	3.54	4.05	4.76	7.06	400

PORCH COSTS

SCREENED PORCHES COST PER SQUARE FOOT OF GROUND AREA 1 STORY

Area	Poor-Below Average	Average	Above Average	Excellent	Mansion Class	Area
50	5.12	7.02	8.61	10.19	13.60	50
75	4.53	6.19	7.36	8.66	11.98	75
100	4.22	5.66	6.66	7.95	10.98	100
125	4.03	5.34	6.24	7.44	10.27	125
150	3.82	5.12	5.95	7.07	9.73	150
175	3.62	4.91	5.70	6.78	9.31	175
200	3.55	4.78	5.54	6.58	8.96	200
225	3.50	4.69	5.41	6.40	8.74	225
250	3.47	4.59	5.28	6.29	8.61	250
275	3.46	4.50	5.14	6.11	8.53	275
300	3.44	4.45	5.06	6.08	8.50	300
325	3.42	4.42	4.99	6.02	8.46	325
350	3.41	4.38	4.93	5.98	8.45	350
375	3.39	4.37	4.86	5.97	8.43	375
400	3.38	4.35	4.83	5.95	8.42	400

Area	2 STORY		Above Average	Excellent	Mansion Class	Area
	Poor-Below Average	Average				
50	7.42	10.19	12.48	14.78	19.73	50
75	6.56	8.98	10.67	12.54	17.38	75
100	6.13	8.21	9.65	11.54	15.87	100
125	5.84	7.74	9.06	10.78	14.90	125
150	5.55	7.42	8.62	10.26	14.11	150
175	5.25	7.12	8.26	9.84	13.50	175
200	5.15	6.94	8.03	9.54	12.99	200
225	5.09	6.80	7.84	9.28	12.67	225
250	5.04	6.66	7.66	9.12	12.48	250
275	5.01	6.51	7.44	8.86	12.37	275
300	4.99	6.45	7.33	8.82	12.32	300
325	4.96	6.40	7.23	8.72	12.27	325
350	4.94	6.35	7.15	8.67	12.26	350
375	4.91	6.34	7.06	8.66	12.22	375
400	4.90	6.30	7.01	8.62	12.21	400

PORCH COSTS

GLASS ENCLOSED PORCHES COST PER SQUARE FOOT OF GROUND AREA 1 STORY

Area	Poor-Below Average	Average	Above Average	Excellent	Mansion Class	Area
50	6.19	8.74	10.32	12.22	15.65	50
75	5.57	7.86	9.02	10.69	14.02	75
100	5.23	7.23	8.24	9.88	12.98	100
125	4.99	6.83	7.74	9.44	12.27	125
150	4.78	6.58	7.41	9.02	11.70	150
175	4.62	6.37	7.15	8.69	11.23	175
200	4.51	6.19	6.94	8.45	10.77	200
225	4.43	6.06	6.78	8.24	10.56	225
250	4.37	5.95	6.61	8.06	10.45	250
275	4.30	5.84	6.48	7.90	10.32	275
300	4.26	5.73	6.35	7.82	10.24	300
325	4.21	5.66	6.26	7.76	10.18	325
350	4.16	5.60	6.16	7.70	10.11	350
375	4.11	5.54	6.08	7.65	10.05	375
400	4.08	5.49	6.00	7.62	9.98	400

2 STORY						
Area	Poor-Below Average	Average	Above Average	Excellent	Mansion Class	Area
50	8.98	12.67	14.96	17.73	22.69	50
75	8.08	11.39	13.09	15.50	20.32	75
100	7.58	10.48	11.95	14.48	18.82	100
125	7.23	9.90	11.23	13.70	17.79	125
150	6.94	9.54	10.74	13.09	16.96	150
175	6.70	9.23	10.37	12.59	16.29	175
200	6.54	8.98	10.06	12.26	15.62	200
225	6.43	8.80	9.84	11.95	15.31	225
250	6.34	8.62	9.58	11.70	15.15	250
275	6.24	8.46	9.39	11.46	14.96	275
300	6.18	8.30	9.22	11.34	14.85	300
325	6.08	8.21	9.06	11.25	14.75	325
350	6.03	8.13	8.93	11.15	14.66	350
375	5.97	8.03	8.82	11.09	14.58	375
400	5.92	7.95	8.70	11.04	14.48	400

GARAGE COSTS

CAR PORTS

	Cost per Sq. Ft.	Cost of 1 car (264 sq. ft.)	Cost of 2 car (440 sq. ft.)
With ceiling and concrete floor	\$ 1.84	\$480	\$800
No ceiling with concrete floor	1.60	415	705
With ceiling and gravel floor	1.28	335	560
No ceiling with gravel floor	1.04	270	455

ALUMINUM GARAGES

1 car	\$480
2 car	800

GARAGES

Poor Quality

For qualifications in determining in poor class see sheds. Photos and specifications are comparable.

Chief factor in determining garage class is the quality of the main building. Poor garages are most frequently found with poor dwellings. For average quality specifications see average class.

	1 car	2 car
Frame	\$160	\$320 flat
Concrete block	\$160	\$320 flat

GARAGES

Below Average



Chief factor in determining garage class is the quality of the main building.
Below average garages are most frequently found with below average dwellings.
For average quality specifications see average class.

BELOW AVERAGE GARAGES

No. Cars	Sq. Ft. Area	Frame		Concrete Block		Brick		Stone	
		Costs		Costs		Costs		Costs	
		Unit	Total	Unit	Total	Unit	Total	Unit	Total
1	264	\$3.28	\$ 865	\$3.52	\$ 930	\$4.75	\$1,250	\$5.02	\$1,330
1-1/2	352	2.83	990	3.04	1,070	4.11	1,440	4.35	1,535
2	440	2.72	1,200	2.91	1,280	3.94	1,730	4.16	1,825
2-1/2	528	2.51	1,330	2.70	1,425	3.65	1,920	3.86	2,030
3	616	2.38	1,470	2.56	1,570	3.47	2,145	3.65	2,240
3-1/2		2.26		2.42		3.26		3.46	
4		2.26		2.42		3.26		3.46	

Add for living space above detached garages:

2-car \$1,840
3-car 2,240

GARAGES

Average



Chief factor in determining garage class is the quality of the main building.
Average garages are most frequently found with average dwellings.

AVERAGE GARAGES

No. Cars	Sq. Ft. Area	Frame		Concrete Block		Brick		Stone	
		Costs		Costs		Costs		Costs	
		Unit	Total	Unit	Total	Unit	Total	Unit	Total
1	264	\$4.10	\$1,070	\$4.40	\$1,150	\$5.95	\$1,570	\$6.26	\$1,650
1-1/2	352	3.57	1,250	3.84	1,345	5.17	1,825	5.44	1,920
2	440	3.44	1,505	3.70	1,630	4.99	2,190	5.25	2,305
2-1/2	528	3.20	1,680	3.44	1,810	4.64	2,450	4.88	2,575
3	616	3.06	1,870	3.30	2,030	4.45	2,735	4.67	2,880
3-1/2		2.90		3.12		4.19		4.40	
4		2.90		3.12		4.19		4.40	

Add for good drywall or plastered interior 24¢ per square foot of finished area.

Add for living space above detached garages:

2-car	\$2,080
3-car	2,560

GARAGES

Above Average



Chief factor in determining garage class is the quality of the main building.
Above average garages are most frequently found with above average dwellings.
For average quality specifications see average class.

GOOD, ABOVE AVERAGE GARAGES

No. cars	Sq. Ft. Area	Frame		Concrete Block		Brick		Stone	
		Costs		Costs		Costs		Costs	
		Unit	Total	Unit	Total	Unit	Total	Unit	Total
1	264	\$5.12	\$1,350	\$5.50	\$1,455	\$7.44	\$1,960	\$7.82	\$2,080
1-1/2	352	4.46	1,570	4.80	1,680	6.46	2,280	6.80	2,400
2	440	4.30	1,890	4.62	2,040	6.24	2,750	6.56	2,880
2-1/2	528	4.00	2,120	4.30	2,270	5.76	3,040	6.10	3,215
3	616	3.82	2,360	4.13	2,545	5.57	3,440	5.84	3,600
3-1/2		3.62		3.90		5.25		5.50	
4		3.62		3.90		5.25		5.50	

Add for good drywall or plastered interior 24¢ per square foot of finished area.

Add for living space above detached garages:

2-car	\$2,400
3-car	3,200
4-car	4,960

GARAGES

Excellent



Chief factor in determining garage class is the quality of the main building. Excellent garages are most frequently found with excellent dwellings. For average quality specifications see average class.

EXCELLENT GARAGES

No. Cars	Sq. Ft. Area	Frame Costs		Brick Costs		Stone Costs	
		Unit	Total	Unit	Total	Unit	Total
1	264	\$5.73	\$1,520	\$8.34	\$2,200	\$8.75	\$2,320
1-1/2	352	4.99	1,760	7.23	2,560	7.62	2,680
2	440	4.82	2,120	6.99	3,080	7.34	3,240
2-1/2	528	4.48	2,360	6.50	3,440	6.83	3,600
3	616	4.27	2,640	6.22	3,840	6.54	4,040
3-1/2		4.05		5.87		6.16	
4		4.05		5.87		6.16	

Add for plaster or good drywall 24¢ per square foot of finished area.

Garages associated with mansion-type properties and so classified will have same costs as excellent.

Add for living space above detached garages:

2-car	\$3,200
3-car	3,920
4-car	5,760

SHEDS AND SHACKS

Poor Quality



Base Specifications Characteristic of Class

FOUNDATION - Wood or masonry piers.

WALLS - Frame; single construction; wood or metal siding.

FLOOR - Dirt or cinder.

ROOF - Frame; roll roofing.

Sheds and shacks are frequently so simple in design and of so little value that they can be valued by the lump-sum method. However, cost schedules are provided for the use of the assessor in those cases where he deems it advisable.

Ground Area	Cost Per Sq. Ft.	Ground Area	Cost Per Sq. Ft.
50	\$ 2.08	350	\$ 1.25
100	1.87	400	1.20
150	1.71	450	1.15
200	1.57	500	1.10
250	1.46	550	1.06
300	1.34	600	1.01

Miscellaneous Costs

AIR-CONDITIONING: Add for all built-in air-conditioning systems at the rate of \$430 per ton for the first 2 tons of cooling capacity; \$300 a ton for over 2 tons.

ATTICS: Add for all unfinished attics accessible by stairway. See specification pages for amount of addition. For unfinished attics reached by pull-down stairs use half the specified rate.

FINISHED ATTICS: Add from \$1.60 to \$4.00 per square foot in accordance with the caliber of the finish. Finished fractional stories must not be considered in this category.

BASEMENTS: Additions or deductions for the presence or absence of basements will be found on the respective class specification pages.

FINISHED BASEMENTS: Add for finished basements at the rate of from \$1.20 to \$3.20 per square foot according to the quality of the work. The average knotty pine recreation room with acoustical ceiling and asphalt tile floor will run about \$2.08 per square foot. Where basement is completely finished in the same manner as the rest of the building with some window openings, add \$3.20 per square foot of finished area for below-average structures, \$4.80 per square foot for average, and \$6.40 per square foot for above-average.

BASEMENT GARAGES: See garages.

BUILT-IN GARAGES: See garages.

DISHWASHERS: Add at the rate of \$225 per unit.

DISPOSALS: Add at the rate of \$100 per unit.

FENCES: Add per lineal foot:	Chain link #11	#9 wire
42" high	\$1.80	\$2.40
6' high	2.10	2.70
8' high	3.20	3.70

FIRE ESCAPES: Add only where of substantial nature \$1,000 for the average 3-story structure plus \$240 for each additional floor.

FIREPLACES: Add for all fireplaces. See respective class specification page for appropriate rate.

GARAGES: Except for basement garages or garages built into the main structure of a residence, all garages are to be computed as separate structures based on the costs and specifications shown on pages 110-114.

BASEMENT GARAGES: For garages in basement (partition, with masonry walls, plaster ceiling, and overhead door) add \$1.80 per square foot; \$500 for 1-car garage, and \$660 for 2-car garage.

BUILT-IN GARAGES: For garages built in as an integral portion of a residential structure (not to include attached garages) deduct for below-average structures \$3.20 per square foot of garage area; for average structures, \$4.80 per square foot of garage area; and for above-average structures, \$6.40 per square foot of garage area.

GARAGES WITH INTERIOR FINISH (not to include basement garages): Add 24¢ per square foot of finished area.

LIVING SPACE OVER DETACHED GARAGE: See respective specification pages 111-114.

HEATING: Additions or deductions covering heating will be found on the respective class specification pages.

INCINERATOR: To be added only in the case of large apartment buildings, with chutes, at the rate of \$800 per unit.

INSULATION: Generally an addition for residential below-average grade properties at rate of 10¢ per square foot of area covered.

JALOUSIE WINDOWS: Add to the unit cost of glass-enclosed porches \$1.20 per square foot of ground area for porches having jalousie windows.

PARTITIONS: Generally speaking, base costs of all classes include the average amount of partitioning. Any additions or deductions should be made at the discretion of the appraiser at the following rates:

Base Wall Type	Per Lineal Foot for 10' High Partition				
	No Finish	3/8" Taped Dry Wall		3-Coat Gypsum Plaster	
		Finished Painted		Finished Painted	
		1 side	2 sides	1 side	2 sides
2 x 4 stud	\$ 2.10	\$4.80	\$7.70	\$ 6.10	\$10.20 (over rock lath)
4" hollow tile or gyp blk.	7.80	-	-	10.10	12.30 (back-plastered)
8" concrete block	10.40	-	-	12.60	15.00 (back-plastered)
8" common brick	15.70	-	-	17.90	20.20 (back-plastered)
Steel truss, 2" wall	-	-	-	-	11.50 (over metal lath)

PAVING: Add for paving 51¢ per square foot for concrete (4"), 32¢ per square foot for asphalt, 64¢ per square foot for reinforced concrete, 8¢ per square foot for crushed rock, and \$2.50 per lineal foot (for 2 sides) for concrete curbs.

PLUMBING: Additions or deductions for the presence or absence of plumbing will be found on the respective class specification pages.

SWIMMING POOLS: Add per square foot of water area:

	Reinforced Concrete	Full Tile	If No Filter Or Chlorinating System
0-1,000 sq. ft.	\$7.80-\$8.40	\$9.10-\$9.70	less \$3.80 per sq. ft.
1,000-5,000 sq. ft.	6.50- 7.10	7.60- 8.30	less 3.30 per sq. ft.
5,000 and over sq. ft.	4.50- 5.80	5.50- 6.80	less 2.60 per sq. ft.

Prices include sun deck, deck equipment, circulating pump, filter equipment, and all necessary plumbing.

TILE WORK: Add \$225 for average size bath (5' x 6') with tile floor and wainscot; add \$160 for average size lavatory (4' x 5') with tile floor and wainscot. For larger rooms use \$1.84 per square foot of tile area. For rooms with rubber tile floors and high-grade synthetic wall tiles (4" squares) use half the above amounts.



UNFINISHED SECOND FLOOR: Where the second floor of a building is unfinished and has been assigned a fractional story height, such as 1-1/4, 1-1/2. or 1-3/4, deduct per square foot of ground area as indicated below.

Story	Poor	Below average	Average	Above average	Excellent
1/4	\$0.30	\$0.50	\$0.65	\$0.75	\$0.95
1/2	0.60	1.05	1.40	1.65	2.05
3/4	1.00	1.75	2.30	2.70	3.40

WALLS: Garden or retaining, add only if substantial at the discretion of the appraiser.

9" brick (with suitable foundation) \$2.08 per sq. ft. of wall area
 12" stone (with suitable foundation) 2.64 per sq. ft. of wall area
 8" concrete block or poured concrete 1.60 per sq. ft. of wall area



APPENDIX C

Local	Cost	Modifiers	
Akron, Ohio	113	Durham, N. C.	80
Albany, N. Y.	107	Elyria, Ohio	115
Albuquerque, N. Mex.	103	Evansville, Ind.	103
Allentown (Easton), Pa.	110	Fall River, Mass.	107
Asheville, N. C.	79	Flint, Mich.	111
Ashland, Ky.	103	Fort Wayne, Ind.	113
Atchison, Kans.	98	Grand Rapids, Mich.	106
Atlanta, Ga.	91	Greenville, S. C.	84
Austin, Tex.	97	Hamilton, Ohio	108
Baltimore, Md.	94	Hartford, Conn.	109
Baton Rouge, La.	101	Hoboken, N. J.	119
Bay City, Mich.	101	Houston, Tex.	96
Bethlehem, Pa.	107	Huntington, W. Va.	107
Binghamton, N. Y.	107	Indianapolis, Ind.	105
Birmingham, Ala.	95	Jackson, Mich.	111
Boston, Mass.	107	Jacksonville, Fla.	94
Bridgeport, Conn.	112	Johnstown, Pa.	107
Buffalo, N. Y.	107	Kalamazoo, Mich.	106
Burlington, Vt.	105	Kansas City, Mo.	106
Canton, Ohio	106	Kenosha, Wis.	111
Charleston, W. Va.	109	Knoxville, Tenn.	90
Charlotte, N. C.	87	Lansing, Mich.	105
Chattanooga, Tenn.	96	Lawrence, Mass.	107
Cheyenne, Wyo.	102	Lexington, Ky.	99
Chicago, Ill.	109	Lincoln, Nebr.	103
Cincinnati, Ohio	103	Little Rock, Ark.	93
Cleveland, Ohio	115	Lorain, Ohio	114
Columbus, Ohio	106	Los Angeles, Calif.	105
Council Bluffs, Iowa	102	Louisville, Ky.	102
Dallas, Tex.	97	Lubbock, Tex.	100
Davenport, Iowa	112	Madison, Wis.	108
Dayton, Ohio.	106	Manchester, N. H.	105
Decatur, Ill.	104	Memphis, Tenn.	96
Denver, Colo.	104	Miami, Fla.	98
Des Moines, Iowa	100	Milwaukee, Wis.	107
Detroit, Mich.	110	Minneapolis, Minn.	108
Duluth, Minn.	105	Mobile, Ala.	95



Moline, Ill.	113	Salt Lake City, Utah	102
Montgomery, Ala.	85	San Antonio, Tex.	97
Muncie, Ind.	107	San Francisco, Calif.	105
Nashville, Tenn.	96	Savannah, Ga.	86
New Orleans, La.	98	Seattle, Wash.	103
New York, N. Y.	114	Shreveport, La.	96
Norfolk, Va.	92	Sioux Falls, S. Dak.	101
Northeastern Area, N. J.	115	Spokane, Wash.	100
Ogden, Utah	103	Springfield, Ill.	116
Oklahoma City, Okla.	102	Springfield, Mo.	89
Omaha, Nebr.	105	Steubenville, Ohio	108
Orlando, Fla.	94	Superior, Wis.	103
Paterson, N. J.	114	Syracuse, N. Y.	113
Peoria, Ill.	113	Tacoma, Wash.	101
Philadelphia, Pa.	111	Tampa, Fla.	90
Phoenix, Ariz.	99	Terre Haute, Ind.	112
Pittsburgh, Pa.	115	Toledo, Ohio	114
Pittsfield, Mass.	109	Topeka, Kans.	106
Portland, Maine	102	Trenton, N. J.	112
Portland, Oreg.	101	Tucson, Ariz.	104
Portsmouth, Ohio	98	Tulsa, Okla.	97
Providence, R. I.	112	Waco, Tex.	96
Pueblo, Colo.	104	Warren, Ohio	114
Reading, Pa.	104	Washington, D. C.	102
Richmond, Va.	91	Waterbury, Conn.	118
Ridgewood, N. J.	113	Waterloo, Iowa	102
Roanoke, Va.	94	Wheeling, W. Va.	103
Rochester, N. Y.	111	Wichita, Kans.	100
Rockford, Ill.	116	Wichita Falls, Tex.	92
Sacramento, Calif.	109	Winston-Salem, N. C.	84
Saginaw, Mich.	110	Worcester, Mass.	107
St. Louis, Mo.	106	Youngstown, Ohio	110
St. Paul, Minn.	107		

CANADIAN CITIES

Hamilton, Ont.	90	Toronto, Ont.	84
Montreal, Que.	93	Vancouver, B. C.	91
Quebec, Que.	83		



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APPRAISAL BULLETIN

Volume XXVIII

Real Estate Economists, Appraisers and Counselors

APPRAISAL MANUAL SUPPLEMENT*

REGIONAL DIFFERENCES IN CONSTRUCTION STANDARDS

Construction standards, particularly in the residential field, are governed by three basic factors: climatic conditions, soil composition, and availability of building materials. Construction cost is determined by these standards. As a result, a residential building in Arizona or southern Florida considered to be of average quality construction may, from the standpoint of construction costs and the type of materials or equipment included, be equal to a building which would be classed as below average in Michigan or New York. Likewise, a residence considered to be average in Minnesota or northern Ohio may be equal in cost to a building considered above average in Texas or southern California. The term "average quality construction," as applied by the appraiser, has a variety of definitions, and varies according to local conditions.

For cost data to include every type of residence, regardless of location, a classification system has been developed by us. The base for classification is the presence of various construction features. The Residential Appraisal Manual, published by Roy Wenzlick Research Corp., suggests five basic classes which are determined by construction features. These features are enumerated on pages 22 and 23 of the manual. The purpose of this bulletin is to help the user of the manual in classifying buildings.

The five classes are assigned point values as follows:

Poor 1 point	Average 3 points	Excellent 5 points
Below average . 2 points	Above average . 4 points	

Each component part of the building is assigned a value according to its quality. It is not unusual to have a different point value assigned to each component part. A summation of points and a simple average will determine the overall classification.

For a practical application of this system we have chosen a typically designed and constructed Florida ranch style residence. The residence is located in a St. Petersburg-Tampa subdivision. It meets both VA and FHA requirements. The building contains 1,395 square feet of living area, 205 square feet of screened patio, and 312 square feet of carport and storage space. It is concrete slab construction with exterior walls of concrete block; drywall interior with 2 coats of oil paint; terrazzo floor throughout. Heating and air-conditioning are included in the base cost. The 1,395 square feet of living area includes 3 bedrooms, living room, dining room, kitchen, and 2 baths. The following table grades the building on its construction features.

*This bulletin is punched to fit in the Residential Appraisal Manual, which is a part of the Real Estate Analyst Service. We suggest that this bulletin be filed at the back of the Appraisal Manual as a supplement.

Building Specifications		Point Rating
Foundation	8" concrete block with reinforcing rods.	2
Walls (exterior)	8" concrete block with 1 x 2 treated furring; window sills and lintels precast.	2
Roof cover	4 plies, 30 sq. ft., 90# felt underlay, with asphalt 15# felt built-up, gravel subsurfacing.	3
Gutter & downspouts	None; gravel stops.	2
Floors	Polished terrazzo throughout.	5
Walls & ceiling	Drywall, joints filled, taped and sanded, special corner beads, 2 coats oil paint except kitchen & bath which have 3 coats enamel. Bath tub recess and shower stall ceramic tile.	3
Millwork	Interior doors Luan mahogany. Exterior doors fir jalousies; lacquered aluminum awning windows; marble sills throughout.	4
Heating system	Heat pump; 3-ton air-conditioning capacity. Galvanized supply & return ducts.	4
Electric system	Overhead, Romex cable, circuit breakers, provision for kitchen equipment, minimum fixture allowance.	3
Plumbing	Galvanized water, cast iron drain, average grade fixtures; 2 lavinettes included.	3
Kitchen equipment	Prefinished birch stock cabinets, built-in range, oven, range hood & fan.	3
Total Points (all features)		34
Average of 11 items		3.09
Class		Average

The grading shows the residence to be of average construction. From the Residential Appraisal Manual we are able to compute the following costs:

Base cost, 1,395 sq. ft. x \$11.80*	\$16,461
No basement - deduction 1,395 sq. ft. x \$1.92**	-2,678
3 extra bath fixtures**	+315
3 tons air-conditioning***	+1,160
Screened patio (porch) 205 sq. ft. x \$4.78†	+980
Covered walks (covered porch costs) 109 x \$3.24††	+353
Carport & storage - 312 sq. ft. x \$1.82†††	+568
Total Base Cost	\$17,159

Local Cost Modifier for St. Petersburg-Tampa area .90 x \$17,159 = \$15,443

- *Page 57 - Frame & concrete block costs are comparable.
**Page 56 - Additions to and deductions from base cost.
***Page 108 - Air-conditioning.
†Page 100 - Screened porches.
††Page 99 - Covered porches.
†††Page 102 - Carports.

In computing the costs, no addition was made for terrazzo floors. Florida craftsmen are able to install terrazzo at a cost not more than the cost of oak flooring in many other areas. Therefore, we feel that there should be no addition to the base cost for this feature.

The builder's cost ledger shows a total of \$15,400 for this residence. We suggest that the user of our manual try the aforementioned classification procedure. We believe he will find the method beneficial in deriving residential replacement cost in his appraisal reports.

Joseph Bappert
JOSEPH BAPPERT

